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VENTURA COUNTY GENERAL PLAN
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MEMORANDUM

DATE: October 26, 1995
TO: Distribution List
FROM: Lisa Woodburn, RMA/Planning *LW*

SUBJECT: County General Plan Amendment #95-1 Document Replacement Pages

On July 18, 1995, the Board of Supervisors adopted amendments to the County General Plan Goals, Policies and Programs document and to the Land Use Appendix as part of the adoption of the new Ojai Area Plan. Therefore, replacement pages are attached for the first two mentioned documents. A copy of the new Ojai Area Plan was forwarded to you at an earlier date.

If you have any questions regarding this matter, please contact Joseph Eisenhut at (805) 654-2464.

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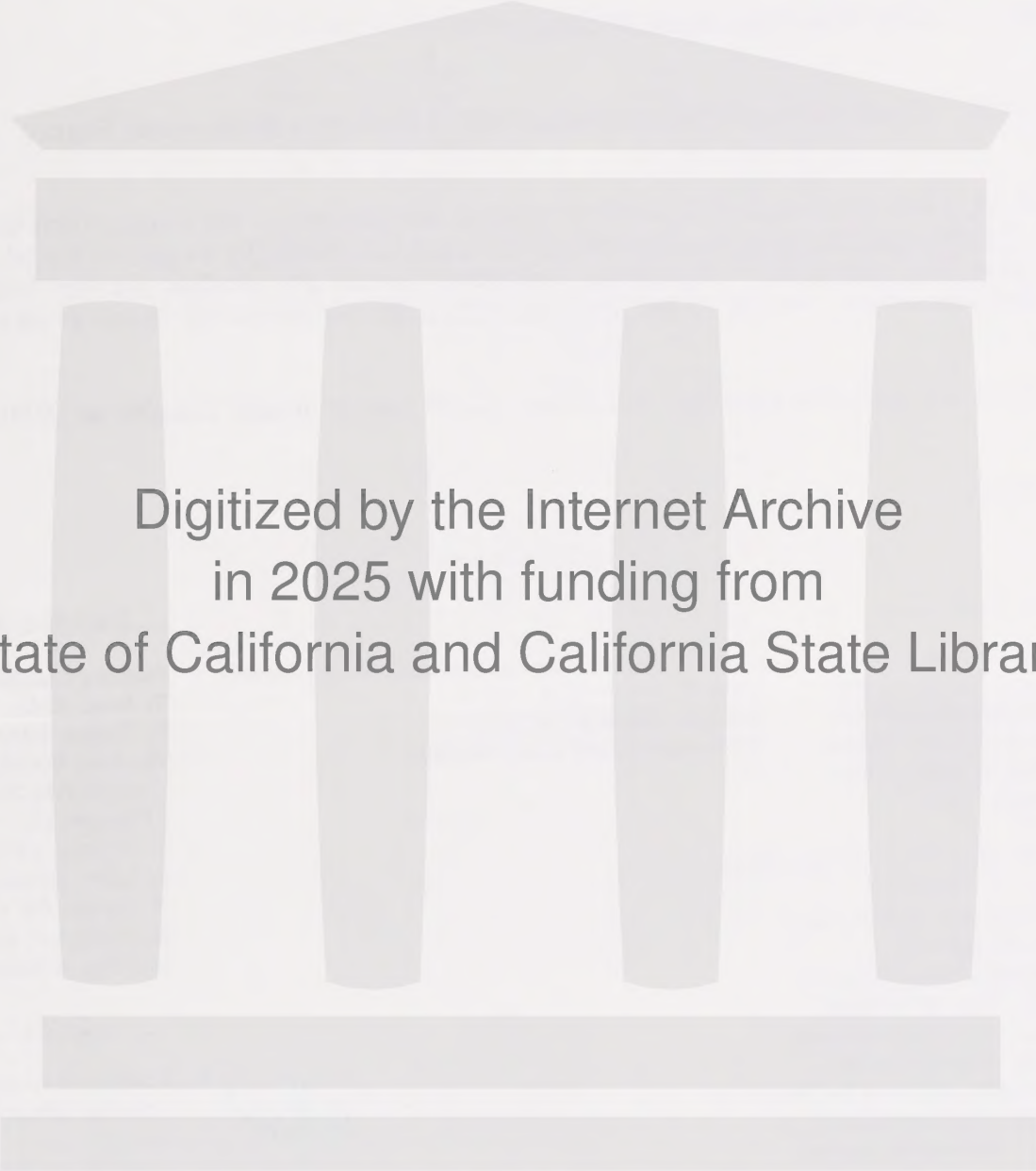
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VENTURA COUNTY GENERAL PLAN GOALS, POLICIES AND PROGRAMS

Adopted by the Ventura County Board of Supervisors - May 24, 1988

Amended - October 20, 1988

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Amended - July 12, 1994

Amended - December 20, 1994

Amended - July 18, 1995

VENTURA COUNTY GENERAL PLAN GOALS, POLICIES AND PROGRAMS

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EL RIO AREA PLAN
LAKE SHERWOOD/HIDDEN VALLEY AREA PLAN
NORTH VENTURA AVENUE AREA PLAN
OAK PARK AREA PLAN
OJAI VALLEY AREA PLAN
PIRU AREA PLAN
SATICOY AREA PLAN
THOUSAND OAKS AREA PLAN

VENTURA COUNTY GENERAL PLAN GOALS, POLICIES AND PROGRAMS

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INTRODUCTION

PURPOSE

Section 65300 of the California Government Code states; "Each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." Further, as stated in Section 65300.5 of the Government Code, it is the intent of the State Legislature "that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

The Ventura County General Plan is intended to fulfill these requirements of State Law.

FORM AND CONTENT

Section 65301 of the Government Code states:

"(a) ...The general plan may be adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements. The legislative body may adopt all or part of a plan of another public agency in satisfaction of all or part of the requirements of Section 65302 if the plan of the other public agency is sufficiently detailed and its contents are appropriate, as determined by the legislative body, for the adopting city or county.

(b) The general plan may be adopted as a single document or as a group of documents relating to subjects or geographic segments of the planning area.

(c) The general plan shall address each of the elements specified in Section 65302 to the extent that the subject of the element exists in the planning area. The degree of specificity and level of detail of the discussion of each such element shall reflect local conditions and circumstances..."

Section 65302 of the Government Code states that "the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." The section then goes on to list seven mandated elements, and describes the purpose and content of each of the elements.

o TEXT

Ventura County has found that preparing a General Plan in the form of separate "elements" creates a General Plan which is disjointed, awkward to use, and redundant. Furthermore, much of the General Plan consists of background information and data which is necessary for the understanding of the subject matter and serves as justification for specific development policies, but is generally not needed for the day-to-day administration and implementation of the General Plan's development policies. Lastly, because Ventura County is so large and diverse, it is impossible to prepare a single, countywide General Plan of sufficient detail to cover all areas adequately.

Because of these concerns, Ventura County has formatted its General Plan in a manner which is clear, concise, logical and usable, while meeting the requirements of the Government Code. Specifically, the County General Plan consists of: (a) Countywide Goals, Policies and Programs containing four chapters (Resources, Hazards, Land Use, and Public Facilities and Services), (b) four Appendices (Resources, Hazards, Land Use, and Public Facilities and Services) which contain background information and data in support of the Countywide Goals, Policies and Programs, and (c) several Area Plans which contain specific goals, policies and programs for specific geographical areas of the County. The following table lists the seven mandated elements and the required content of each (as described in Section 65302 of the Government Code), and references which chapter of the Countywide Goals, Policies and

Programs and/or Appendix of the Ventura County General Plan where the requirements for each element can be found:

STATE REQUIREMENTS	VENTURA COUNTY GENERAL PLAN CHAPTER AND APPENDIX LOCATION			
	Resources	Hazards	Land Use	Public Facilities and Services
LAND USE ELEMENT				
Housing			X	
Business			X	
Industry			X	
Open Space	X	X	X	X
Agriculture	X			
Scenic Beauty	X			
Education				X
Public Buildings & Grounds				X
Solid & Liquid Wastes		X		X
Population Density/Building Intensity			X	
Flooding		X		X
Timberland Production	X		X	
CIRCULATION ELEMENT				
Major Thoroughfares				X
Transportation Routes				X
Terminals				X
Utilities				X
HOUSING ELEMENT			X	
CONSERVATION ELEMENT				
Water	X			X
Hydraulic Force		X		X
Forests	X			
Soils	X			
Rivers	X	X		X
Harbors				X
Fisheries	X			
Wildlife	X			
Minerals	X			
OPEN SPACE ELEMENT	X		X	
NOISE ELEMENT		X		
SAFETY ELEMENT		X		X

o MAPS

The Ventura County General Plan Goals, Policies and Programs contain four sets of maps which relate to specific policies; Resource Protection Maps, Hazard Protection Maps, General Land Use Maps and Public Facilities Maps. These map sets consist of the following 1" = 2000' scale quadrangle (quad) maps:

SOUTH HALF OF COUNTY

QUAD MAP NAME	RESOURCES PROTECTION MAPS	HAZARD PROTECTION MAPS	GENERAL LAND USE MAPS	PUBLIC FACILITIES MAPS
White Ledge Peak	o		o	o
Matilija	o	o	o	o
Ojai		o	o	o
Santa Paula Peak		o	o	o
Fillmore	o	o	o	o
Piru	o	o	o	o
Val Verde	o	o	o	o
Santa Susana	o		o	o
Simi	o	o	o	o
Moorpark	o	o	o	o
Santa Paula	o	o	o	o
Saticoy	o	o	o	o
Ventura	o	o	o	o
Pitas Point	o	o	o	o
Oxnard	o	o	o	o
Camarillo		o	o	o
Newbury Park	o	o	o	o
Thousand Oaks	o		o	o
Calabasas	o		o	
Point Dume	o		o	
Triunfo Pass	o		o	o
Point Mugu		o	o	o

o = Mapped Information Exists

NORTH HALF OF COUNTY

QUAD MAP NAME	RESOURCES PROTECTION MAPS	HAZARD PROTECTION MAPS	GENERAL LAND USE MAPS	PUBLIC FACILITIES MAPS
Old Man Mountain	o		o	
Wheeler Springs	o		o	o
Lion Canyon	o		o	o
Topa Topa Mountains			o	
Devil's Heart Peak			o	
Cobblestone Mountain	o		o	
Whitaker Peak	o		o	
Black Mountain			o	
McDonald Peak			o	
Lockwood Valley			o	o
San Guillermo			o	o
Reyes Peak	o		o	o
Rancho Nuevo Creek	o		o	o
Cuyama Peak	o		o	o
Apache Canyon			o	
Sawmill Mountain			o	
Cuddy Valley		o	o	o
Frazier Mountain			o	
Lebec			o	
Santiago Creek			o	
Ballinger Canyon			o	

o = Mapped Information Exists

A series of 22" x 36" display maps have been prepared for the North Half and South Half of the County which illustrate the information contained on each of the four quadrangle map sets discussed above. *These 22" x 36" maps are illustrative only and should not be used for policy interpretation or administration.*

In addition to the above maps, there are several maps within the text of the General Plan Goals, Policies and Programs which illustrate specific policies or depict important information. These maps are 8½" x 11" and are drawn at various scales.

Within the General Plan Appendices, there are several 8½" x 11" or 22" x 36" maps which are illustrative of information discussed within the text. The information depicted on these maps comes from a variety of different map sources which are drawn at various scales. *These maps are illustrative only and should not be used for policy interpretation or administration.*

Within the Area Plans, there are several maps, drawn at various scales, which depict information discussed within the text or illustrate specific policies within each Area Plan.

DETERMINING CONSISTENCY WITH THE GENERAL PLAN

Section 65860 of the Government Code states; "County or city zoning ordinances shall be consistent with the general plan of the county or city.... A zoning ordinance shall be consistent with a city or county general plan only if:

(i) the city or county has officially adopted such a plan, and (ii) the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan."

Furthermore, Section 66473.5 of the Government Code states; "No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan. A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan."

Also, Section 65401 of the Government Code states that all proposed public works (facilities) of any county, city, special district or school district, shall be reviewed for consistency with the appropriate local city or county general plan. Furthermore, Section 65402(a) states that no real property shall be acquired for public purposes and no real property shall be disposed of, until the location, purpose and extent of such acquisition or disposition has been reviewed for conformity with the appropriate local city or county general plan. Section 65403(c) concludes by stating, "A district or local agency shall not carry out its capital improvement program or any part of the program if the planning agency finds that the capital improvement program is not consistent with the applicable general plan, any specific plans, and all elements and parts of the plan. A district or local agency may overrule the finding and carry out its capital improvement program."

Lastly, Section 65454 states; "No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan."

At the local level, the Ventura County Zoning Ordinance states that no Planned Development Permit, Conditional Use Permit, or Zoning Clearance may be approved which is inconsistent with the County General Plan. Furthermore, the Ventura County Subdivision Ordinance states that no subdivision may be approved which is inconsistent with the County General Plan.

Hence, in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

INTERPRETATIONS

Although every effort has been made to provide goals, policies and programs which are clear, the necessity of interpreting such goals, policies and programs in light of specific and unusual cases will occur from time to time. When such interpretations are necessary, the Planning Director is responsible for the review and interpretation of the General Plan Goals, Policies and Programs (with right of appeal to the Planning Commission and the Board of Supervisors).

The goals, policies and programs of the General Plan are cumulative and, as such, individual goals, policies and programs should be used and interpreted in the context of all other goals, policies and programs. In the case of overlapping goals, policies and programs, the more specific and restrictive shall govern.

DEFINITIONS

Unless the provision(s) or context otherwise requires, the definitions of words and terms as found in the Glossary of the General Plan Goals, Policies and Programs govern the construction of the General Plan. The words shown in **boldface** in the body of the text are defined in the glossary.

The *goals, policies and programs* contained within the Ventura County General Plan express the intent of the Board of Supervisors regarding the protection and utilization of resources, protection from hazards, the distribution and extent of land uses, and the provision of public facilities and services for the unincorporated area of Ventura County. Goals, policies and programs are described as follows:

- Goal** The ultimate purpose of the County's effort stated in a way that is general in nature. Example: "Increase housing opportunities for persons of all income levels, with special emphasis on low and moderate income persons, including the elderly, single-headed households, large families, farmworkers, handicapped and homeless." The term "principle," which is referred to in State Law, is a goal for the purpose of this Plan. The term "objectives," which are referred to in State Law, are goals which are quantified. Example: "Strive to maintain at least a 2.54% vacancy rate in both rental and ownership housing Countywide."
- Policy** A specific statement guiding day-to-day actions and implying clear commitment to carry out the goals of the General Plan in a prescribed manner. Example: "The County shall give priority in providing housing assistance to those groups with demonstrated special needs such as the elderly, handicapped, large families, single-headed households, farmworkers and the homeless." The term "standards," which are referred to in State Law, are policies for purposes of this Plan.
- Program** A coordinated set of actions to carry out the goals of the Plan. Example: "The Areawide Housing Authority should continue the Section 8, Housing Assistance Payments Program to provide subsidies to eligible low income households." The term "plan proposals," which are referred to in State Law, are programs for purposes of this Plan.

GENERAL PLAN AMENDMENTS

According to Section 65358 of the Government Code:

- "(a) If it deems it to be in the public interest, the legislative body (of a City or County) may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body. A legislative body that permits persons to request an amendment of the general plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment.
- (b) Except as otherwise provided in subdivision (c) or (d), no mandatory element of a general plan shall be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time, as determined by the legislative body. Each amendment may include more than one change to the general plan.
- (c) The limitation of the frequency of amendments to a general plan contained in subdivision (b) does not apply to amendments of the general plan requested and necessary for a single development of residential units, at least 25 percent of which will be occupied by or available to persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code. The specified percentage of low- or moderate-income housing may be developed on the same site as the other residential units proposed for development, or on another site or sites encompassed by the general plan, in which case the combined total number of

residential units shall be considered a single development proposal for purposes of this section.

- (d) This section does not apply to the adoption of any element of a general plan or to the amendment of any element of a general plan in order to comply with any of the following:
- (1) A court decision made pursuant to Article 14 (commencing with Section 65750). [i.e. Challenges to Plan's validity]
 - (2) Subdivision (b) of Section 65302.3. [i.e. Airport Land Use Plan]
 - (3) Subdivision (d) of Section 56032 of the Health and Safety Code. [i.e. Large Scale Comprehensive Development Plan]
 - (4) Subdivision (b) of Section 30500 of the Public Resources Code. [i.e. Local Coastal Plan]"

Ventura County allows owners, lessees or buyers (in escrow) of land to make application for amendments to the Ventura County General Plan for land they own, lease or are buying. General Plan Amendment applications must contain all information required by the Planning Division and must be accompanied by all application processing fees/deposits as specified by the Board of Supervisors. Furthermore, all privately initiated General Plan Amendments are screened by the Board of Supervisors to determine if the amendment is appropriate for further processing.

According to Government Code Section 65588(b), "The Housing Element shall be revised as appropriate, but not less than every five years..." Except for the Housing Element, State Law does not establish a mandatory time schedule for comprehensive updates. According to the State General Plan Guidelines, "A jurisdiction is expected to make running changes to its General Plan as they are necessary. As a general rule, major General Plan revisions should occur at least every four to five years." With regard to the Ventura County General Plan, the Planning Division, with the support of other County agencies, is responsible for annually reviewing the General Plan and reporting to the Board of Supervisors on the status of the plan and progress in its implementation.

PLANNING HORIZON

The planning horizon for this General Plan is the year 2010.

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1. RESOURCES

This Chapter of the General Plan identifies goals, policies, and programs relating to the preservation, conservation, production and utilization of resources in Ventura County. The specific goals, policies, and programs are listed under the following major headings: General goals, policies and programs, Air Quality, Water Resources, Mineral Resources, Biological Resources, Farmland, Scenic Resources, Cultural Resources, Energy Resources, and Coastal Beaches and Sand Dunes.

1.1 GENERAL GOALS, POLICIES AND PROGRAMS

The following are the general goals, policies and program which apply to Resources:

1.1.1 GOALS

1. Inventory and monitor the natural and man-made (e.g., cultural) resources of Ventura County.
2. Plan for the preservation, conservation, efficient use of, enjoyment of, and access to resources, as appropriate, within Ventura County for present and future generations.
3. Identify and work with all entities responsible for the protection, management and enhancement of the County's resources.

1.1.2 POLICIES

1. All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.
2. Significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.

1.1.3 PROGRAM

The Planning Division, with the technical support of other appropriate agencies, will annually review the Resources Appendix to identify what information needs to be updated and, when appropriate, shall submit a budget request as part of the next year's County budget.

1.2 AIR QUALITY

The Federal government has established ambient air quality standards to protect public health (primary standards) and welfare (secondary standards). The State of California has established separate, more stringent standards. Federal and State standards have been established for ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, suspended particulate matter (e.g. dust) and lead. In addition, California has standards for ethylene, hydrogen sulfide, sulfates and visibility-reducing particles.

Pollutant levels in Ventura County frequently exceed the national and state ambient air quality standards for ozone. Areas of the County south of the southern border of the Los Padres National Forest have been designated nonattainment for ozone by the Environmental Protection Agency. In addition to ozone, Ventura County has historically been classified as a nonattainment area for total suspended particulate (TSP) matter. On July 1, 1987, the Environmental Protection Agency (EPA) replaced the TSP standard with a new particulate standard known as PM10. PM10 includes only particulate matter 10 microns or less in diameter. These particles are of concern because they are small enough to penetrate the body's natural defense system and reach the deepest parts of the

lungs. Prior to the PM10 standard, much of southern Ventura County was classified as a nonattainment area for TSP. However, since replacement of the TSP standard, the TSP nonattainment designation is no longer applicable. Based on ambient monitoring data collected since 1985, the county is currently in attainment of the new federal PM10 standard of 150 ug/m³ (150 micrograms per cubic meter) but is nonattainment for the State PM10 standard of 50 ug/m³. Airborne concentrations of sulfur dioxide and carbon monoxide are well below the State and Federal standards throughout the County. Levels of sulfates, nitrogen dioxide and lead have not exceeded the standards for several years.

Ozone, the major constituent of smog, is formed through a complex series of chemical reactions involving reactive organic compounds, nitrogen oxides, and sunlight. In Ventura County, the primary sources of reactive organic compounds are motor vehicles (39%), the petroleum industry (13%), organic solvents (26%) and pesticides (12%). The primary sources of nitrogen oxides are motor vehicles (51%) and other combustion processes associated with the petroleum industry (9%) and power plants (16%). Particulate matter (PM10) arises from a wide variety of emission sources. Some are human-caused, created by construction, demolition, quarrying, and agricultural activities. Natural processes such as wind blown dirt, wildfires, and salt from sea spray also generate particulate matter. Aerosols are particles of solid or liquid formed in the atmosphere from precursor gases such as ROC, NOx, and sulfur dioxide.

Ventura County is composed of several inland valleys that open onto the Ventura coastal area and the Oxnard Plain. The combination of ozone precursor emissions (reactive organic compounds and nitrogen oxides), mountainous terrain, and the adjacent ocean produces conditions conducive to high ozone levels. The majority of ozone precursors are emitted in the coastal areas. These emissions are transported inland by the prevailing daytime westerly surface winds common during smog season (May-October), are compounded with inland emissions, and arrive in the inland valleys at peak sunlight hours.

Atmospheric inversions limit dispersion and dilution of air pollutants. Normally, air cools and disperses as it rises. However, under certain atmospheric conditions common during smog season, a layer of air fails to cool and disperse at the usual rate. Air rising from below cannot penetrate this layer, and it becomes trapped and stagnates. This condition is called an "inversion." Air pollutants can accumulate under the inversion unless the inversion breaks up, or winds are strong enough to disperse the pollutants horizontally. Inversions commonly occur 800-1,000 feet above sea level during smog season. Mountains also affect air quality in Ventura County by restricting the horizontal dispersion of air pollutants. Due to a combination of atmospheric inversions, westerly daytime winds, and mountainous terrain, air pollutants tend to accumulate in the inland valleys of Ventura County. The result is that the Ojai Valley, Piru and Simi Valley frequently have more days exceeding the National Ambient Air Quality Standards and corresponding State Standards for ozone than the coastal areas. Furthermore, peak ozone levels in these inland valleys tend to be higher than peak ozone in the coastal regions.

Ventura County's air quality is also affected by transport of pollutants from Santa Barbara County, the Santa Barbara Channel, and from the Los Angeles area. These pollutants can contribute significantly to the County's air quality problems.

The Ventura County Air Pollution Control Board (Board of Supervisors) adopted the 1987 Air Quality Management Plan (AQMP or Plan) in July 1988. Shortly after the 1987 AQMP was adopted, the California legislature passed the California Clean Air Act (CCAA). The CCAA requires all nonattainment areas in the state to develop new plans to meet federal and state air quality standards at the earliest practicable date. The CCAA divides nonattainment areas into three categories: moderate, serious, and severe, depending on ambient air quality levels, with requirements that are progressively more stringent. Although not yet officially designated, Ventura County will be designated as a "severe" nonattainment area for ozone, and have to meet the most rigorous requirements of the CCAA. The official designation, made by the California Air Resources Board (ARB), will not occur until the initial CCAA Plans are submitted to the ARB. The 1991 AQMP meets the initial planning requirements of the CCAA and continue the trend toward clean

air. Despite having put many strict controls into place, sizable reductions in emissions must still occur to meet all clean air standards. The 1991 AQMP proposes a control strategy representing the full implementation of known technology to reduce ozone-forming emissions. This strategy concentrates on concurrent reductions of reactive organic compounds (ROC) and nitrogen oxides (NOx), the two precursors to ozone. Further, discussion of air pollution and measures being undertaken to achieve air quality standards can be found in the Air Quality Management Plan, which is available for review at the Air Pollution Control District office, 702 County Square Drive, Ventura, California.

The goals, policies and programs which apply to air quality are as follows:

1.2.1 GOALS

1. Diligently seek and promote a level of air quality that protects public health, safety, and welfare, and seek to attain and maintain the State and Federal Ambient Air Quality standards.
2. Ensure that any adverse air quality impacts, both long-term and short-term, resulting from discretionary development are mitigated the maximum extent feasible.

1.2.2 POLICIES

1. Discretionary development that is inconsistent with the Air Quality Management Plan (AQMP) shall be prohibited, unless overriding considerations are cited by the decision-making body.
2. The air quality impacts of discretionary development shall be evaluated by use of the Guidelines for the Preparation of Air Quality Impact Analysis.
3. Discretionary development that would have a significant adverse air quality impact shall only be approved if it is conditioned with all reasonable mitigation measures to avoid, minimize or compensate (offset) for the air quality impact. Developers shall be encouraged to employ innovative methods and technologies to minimize air pollution impacts.
4. Where deemed necessary by the APCD, discretionary development shall be conditioned to develop, implement, and maintain over time, Transportation Demand Management (TDM) programs consistent with APCD's trip reduction rule 210. TDM programs shall include a requirement for annual performance reporting to and approval by the APCD.
5. Development subject to APCD permit authority shall comply with all applicable APCD rules and permit requirements, including the use of best available control technology (BACT) as determined by the APCD.

1.2.3 PROGRAMS

1. The Ventura County Air Pollution Control District (APCD) will periodically update the Ventura County Air Quality Management Plan per the requirements of the Federal Clean Air Act and the California Clean Air Act.
2. The APCD will require employers subject to APCD's Trip Reduction Rule 210 to prepare and implement trip reduction plans. The purpose of these plans is to reduce the number of solo drivers commuting to work. Trip reduction strategies may include, but are not limited to, ridesharing promotion, modified work schedules, preferential parking, telecommuting, parking management and van pools. The APCD will continue to be involved with the annual review of the Congestion Management Program and has State mandated responsibility regarding review of deficiency plans.

3. The APCD will continue the program to assist cities in the development and implementation of local Transportation Control Measure (TCM) policies and programs. The assistance program shall include, but not be limited to, periodic meetings to facilitate coordination of efforts between local jurisdictions.
4. The County Air Pollution Control District will continue to monitor and comment on discretionary development requests under City, State and/or Federal jurisdiction, to help ensure that they do not significantly impact air quality in Ventura County.
5. The Planning Division and the Public Works Agency will submit, for Board budget consideration, programs to implement Transportation Control Measures as outlined in the AQMP.

1.3 WATER RESOURCES

There are three local water sources in the County; groundwater, surface water and reclaimed water. Imported water, which is not considered an in-County water resource, is discussed in the Water Supply Facilities Section (#4.3).

Groundwater is the single most important source of water in the County. In 1985, it provided about 67% of the water utilized in the County. It is pumped extensively by individual well owners as well as purveyors who sell it at either retail sales to individuals or at wholesale to other purveyors. Since, overall, more groundwater is used than is replaced, the County's groundwater reserves are slowly decreasing (i.e., water is being extracted more rapidly than it is being replaced).

The largest groundwater supplies in the County are contained within major aquifers which underlie most of the Oxnard Plain, and the Las Posas and Santa Clara Valleys. These are, in order of increasing depth, the Oxnard, Mugu, Hueneme, Fox Canyon, and Grimes Canyon aquifer zones. Both the Oxnard aquifer in the Oxnard Plain area and the Fox Canyon aquifer are being overdrafted. Long term overdrafting has caused serious seawater intrusion of the Oxnard aquifer. A Seawater Intrusion Abatement Project is currently underway to remedy this problem. The United Water Conservation District and County, with the support of local cities, are carrying out this project which includes removal of wells from the intruded Oxnard aquifer and operation of the Freeman diversion structure on the Santa Clara River which, together with new wells in the Fox Canyon zone and the new pumping trough pipeline, will deliver water to users on the Oxnard Plan.

Surface water resources in Ventura County are divided into two major hydrologic units (Ventura River and Santa Clara-Calleguas Units) and into four other smaller hydrologic units (Rincon Creek, Cuyama, San Joaquin, and Malibu Hydrologic Units).

Streams in Ventura County that generally flow for the entire year include Sespe Creek, Piru Creek, Reyes Creek, Matilija Creek, the North Fork of the Ventura River, the Ventura River below Foster Park and the upper portion of the Santa Clara River. However, the year-round flow in the Ventura below Foster Park, the upper reach of the Santa Clara River and the Arroyo Simi are due primarily to waste water treatment plant discharges. These creeks plus other, small tributaries have extensive riparian zones and provide habitat for a variety of vertebrates such as rainbow trout.

The Casitas Municipal Water District provides wholesale and retail water distribution from Lake Casitas. The United Water Conservation District is responsible for groundwater recharge throughout most of the Santa Clara River Valley and for the wholesale distribution of water to purveyors on the Oxnard plain. Lake Piru is United's reservoir for water which is released into the Santa Clara River for subsequent recharge into the underground aquifers for later urban and agricultural use. The Calleguas Municipal Water District is responsible for providing imported water for wholesale purposes to retail water purveyors serving municipal/industrial customers in the southeastern portions of the County.

Groundwater quality in Ventura County is gradually being degraded; primarily by agricultural runoff and leachate. Water quality can be estimated through the concentration of total dissolved solids (TDS). This value represents the concentration of all minerals and trace elements. Separate standards for individual pollutants also apply.

Improperly designed, installed and maintained septic systems could potentially contaminate groundwater and surface water supplies in some areas of the County. Also, industrial and commercial developments on septic systems could potentially lead to degradation of groundwater supplies from intentional or unintentional discharges of hazardous wastes into these systems. This potential problem is more critical in aquifer recharge areas.

The best quality water is in portions of the Fox and Grimes Canyon aquifer zones, while the worst is in the upper aquifers along the edges of the Santa Clara Valley and in seawater intruded portions of the Oxnard aquifer zone. Water quality of the major reservoirs (Lake Casitas and Lake Piru) has remained constant and is generally of high quality. Surface water quality such as rivers and tributaries fluctuates from season to season, but is adequate in most areas for agricultural uses.

The Countywide Wastewater Reuse (201) Plan identifies reclaimed water from **sewage treatment facilities** as being a potential source of 18,000 acre feet/year. The County is pursuing funding to implement this plan.

There are many agencies that are responsible for the management of water resources at the Federal, State and local levels. Federal agencies include the Forest Service, Army Corps of Engineers, Bureau of Reclamation and the Environmental Protection Agency; State agencies include the Resources Agency and its many departments, the State Department of Public Health, Department of Water Resources and the Water Resources Control Board; and local agencies include the County Departments of Public Works, Environmental Health, Planning, Flood Control Districts, Sanitation Districts, Fox Canyon Groundwater Management Agency, cities, and water retailers and wholesalers.

The goals, policies, and programs which apply to water resources are as follows:

1.3.1 GOALS

1. Inventory and monitor the quantity and quality of the County's water resources.
2. Effectively manage the water resources of the County by adequately planning for the development, **conservation** and protection of water resources for present and future generations.
3. Maintain and, where feasible, restore the chemical, physical and biological integrity of surface and groundwater resources.
4. Ensure that the demand for water does not exceed available water resources.
5. Protect and, where feasible, enhance watersheds and aquifer recharge areas.
6. Promote reclamation and reuse of wastewater for recreation, irrigation and to recharge aquifers.
7. Promote efficient use of water resources through water conservation.

1.3.2 POLICIES

1. **Discretionary development** which is inconsistent with the goals and policies of the County's Water Quality Management Plan (WQMP) shall be prohibited, unless overriding considerations are cited by the decision-making body.

2. **Discretionary development** shall comply with all applicable County and State water regulations.
3. The installation of **on-site septic systems** shall meet all applicable State and County regulations.
4. **Discretionary development** shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.
5. Landscape plans for **discretionary development** shall incorporate water conservation measures as prescribed by the County's Guide to Landscape Plans, including use of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce water usage.
6. The use of the Santa Clara River as a multiple resource (i.e., source of supply for water, concrete aggregates and biological habitat) shall be permitted to continue; with the use of the River as a water resource having priority over all other uses.
7. Out-of-river mining in the Del Norte/El Rio (Oxnard Plain Forebay Basin) area shall be above the historic or predicted future high groundwater level. This policy will be reexamined when supplies of aggregate become limited or when an alternate excavation threshold is established.
8. All **discretionary development** shall be conditioned for the proper drilling and construction of new oil, gas and water wells and destruction of all abandoned wells on-site.
9. The County Public Works Agency shall continue to enforce Chapter 70 (Excavation and Grading) of the Uniform Building Code, as incorporated by reference in and amended by the Ventura County Building Code, to ensure that any proposed grading in a waterway or wetland is adequately investigated and that any **development** incorporates appropriate design provisions to protect waterways or wetlands.
10. New wells in the Oxnard Plain pressure basin shall not be allowed if they would increase seawater intrusion in the Oxnard or Mugu aquifers.
11. All new golf courses shall be conditioned to prohibit landscape irrigation with water from groundwater basins or inland surface waters identified as Municipal and Domestic Supply or Agricultural Supply in the California Regional Water Quality Control Board's Water Quality Control Plan unless either: a) the existing and planned water supplies for a Hydrologic Area, including interrelated Hydrologic Areas and Subareas, are shown to be adequate to meet the projected demands for existing uses as well as reasonably foreseeable probable future uses within the area, or b) it is demonstrated that the total water consumption for the golf course will be substantially less than the historic water consumption for the site. Where feasible, reclaimed water shall be utilized for new golf courses.

1.3.3 PROGRAMS

1. The United Water Conservation District and the County will continue to support the Seawater Intrusion Abatement Project.
2. The County and the major water wholesales and purveyors should jointly support the Ventura County Water Conservation Program, Participation in the countywide Program includes funding the position of water conservation coordinator and water conservation assistant. Programs promote water efficiency in urban, agricultural and business and industrial areas. Activities include staffing the Water

Conservation Landscape Task Force Committee, updating annual water use information, publishing newsletters and brochures, coordinating commercial and industrial water efficiency programs and informing the public about water conservation.

3. The County will continue to support the Fox Canyon Groundwater Management Agency Plan for both the Upper and Lower Aquifer Systems.
4. The County Environmental Health Division will take all administrative, fiscal and legal measures necessary to provide the services of County Service Area 32.
5. The Public Works Agency, with the support of the Planning Division, will periodically update the County Water Quality Management Plan as necessary. This update will evaluate the water quality impact of agricultural and urban runoff and leachate as well as other water related issues, and will incorporate all feasible mitigation measures. The update will comply with the 1987 Clean Water Act.
6. The Planning Division and Public Works Agency will continue to coordinate with water districts and other appropriate agencies to establish a data base on actual available supply, projected use factors for types of land use and development, and threshold limits for development within available water resources.
7. The Planning Division will continue to promote the efficient use of water through the Landscape Design Criteria Program and the Government, Utilities and Private Industry (GUPI) Program.
8. The Public Works Agency in cooperation with the Environmental Health Division, will continue to pursue the use of reclaimed water for agricultural irrigation.
9. The Environmental Health Division will continue to monitor, inspect and regulate underground storage tanks.
10. The Environmental Health Division will continue to identify waste disposal sites and seek to mitigate impacts to water resources.

1.4 MINERAL RESOURCES

The two principal mineral resources located in Ventura County and inventoried in the Resources Appendix are petroleum (oil and gas) and aggregate (principally sand and gravel). Other minerals of commercial value within Ventura County are: asphalt, clay, expansible shale, gypsum, limestone, and phosphate.

In terms of gross dollars, petroleum production accounted for approximately 75% of the total mineral production of Ventura County. Ventura County produced 15,659,398 barrels of oil and 16,130,168 million cubic feet (mcf) of natural gas in 1987 [excluding Outer Continental Shelf (OCS) production]. This was the third highest production total among California counties (only Kern and Orange counties produced more). The petroleum resource areas identified in Figure 1.4.7 of the Resources Appendix are derived from maps prepared by the State Division of Oil and Gas which depict the boundaries of known petroleum fields.

Aggregates represent the other significant type of mineral resource extracted within the County. Aggregates include sand, gravel and rock which are used for fill, construction-grade concrete and riprap, among others. Although many sand and gravel sites exist throughout the County, most of the extraction sites are located in and along the Santa Clara River bed. Transportation, being a major cost in this industry, dictates that extraction sites be in close proximity to areas of use and demand. For this reason, it is important to utilize close-in aggregate resources before urbanization precludes their extraction.

River mining standards in the Santa Clara River currently include: depth/profile standards, establishment of a river corridor, slope and setback restrictions, buffer zones, and protection measures for fish and riparian habitats. The

objective of the depth/profile standards are to stabilize the riverbed of the Santa Clara River, thus protecting major structures, and promoting downstream transport of sediment from the upper reaches of the river to the degraded lower reaches of the river.

The aggregate resource areas (see the Resources Appendix) are based on Mineral Resource Zone maps developed by the State Division of Mines and Geology. These maps were prepared in response to the Surface Mining and Reclamation Act of 1975 (SMARA). This Act mandated that aggregate resources throughout the State be mapped so that local governments could make land use decisions in light of the presence of the resources and the need to preserve access to them. SMARA's basic objectives are to ensure proper reclamation of mineral land and safeguard access to mineral resources of regional and statewide significance in the face of competing land uses and urban expansion. Its initial focus was on aggregate necessary for construction grade concrete.

The County's mechanism for carrying out SMARA's objective of safeguarding access to mineral resources is the designation of appropriate areas as a Mineral Resource Area on the Resource Protection Maps. These designated areas are then made subject to the Mineral Resource Protection Overlay Zone (see Zoning Ordinance). In order to be so designated, an area must meet the criteria listed in this section, not be committed to alternative uses, nor be within a city's viewshed.

The goals, policies and programs which apply to mineral resources are as follows:

1.4.1 GOALS

1. Manage mineral resources in a manner which effectively plans for the access to, development and conservation of mineral resources for existing and future generations.
2. Identify and manage mineral resources in order to:
 - o Safeguard future access to the resource.
 - o Facilitate a long-term supply of mineral resources within the County.
 - o Minimize incompatibility between the extraction and production of the resource and neighboring land uses and the environment.
 - o Provide notice to landowners and the general public of the presence of significant mineral resource deposits.
3. Promote the utilization of mineral resources located close to urbanized areas before their extraction is precluded by urbanization.
4. Ensure that all mineral extractions are conducted in a manner which protects the environment and the public's health, safety and welfare.

1.4.2 POLICIES

1. Applications for the extraction of mineral resources shall be reviewed to assure minimal disturbance to the environment and to assure that lands are reclaimed for appropriate uses which provide for and protect the public health, safety and welfare.
2. Discretionary development within a Mineral Resource Area (see Resource Protection Map) shall be subject to the provisions of the Mineral Resource Protection (MRP) Overlay Zone, and is prohibited if the use will significantly hamper or preclude access to or the extraction of mineral resources.
3. Mineral Resource Areas may be established in whole or part, in accordance with the following criteria:

- o Any area designated by the State Board of Mines and Geology as an area of statewide or regional significance pursuant to the provisions of the Surface Mining and Reclamation Act of 1975.
 - o Any area covered by a discretionary permit (e.g. CUP) for mining of aggregate minerals determined to be of Statewide or regional significance.
4. The County is not obligated to approve discretionary entitlements for the development of mineral resources located in a Mineral Resource Area nor is it the County's intent to preclude mineral resource development from occurring outside of Mineral Resource Areas as identified on the Resource Protection Map (Figure 1).
 5. Mining operations shall comply with the requirements of the County Zoning Ordinance and standard conditions, and State laws and guidelines relating to mining and reclamation.
 6. All discretionary permits for in-river mining shall be conditioned to incorporate all feasible measures to mitigate flooding and erosion impacts as well as impacts to water resources, biological resources, and beach sediment transport.
 7. All General Plan amendments, zone changes, and discretionary developments shall be evaluated for their individual and cumulative impacts on access to and extraction of recognized mineral resources, in compliance with the California Environmental Quality Act.
 8. Significant adverse impacts on the access to and extraction of recognized mineral resources which are identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted. It is not the County's intent to preclude property owners and mineral rights owners and/or lessees from negotiating mutually satisfactory mitigation measures, such as, but not limited to, surface leases, access points and associated improvements.
 9. Petroleum exploration and production shall comply with the requirements of the County Zoning Ordinance and standard conditions, and State laws and guidelines relating to oil and gas exploration and production.
 10. As existing petroleum permits are modified, they shall be conditioned so that production will be subject to appropriate environmental and jurisdictional review.

1.4.3 PROGRAMS

1. As new information regarding mineral resources is received from authoritative sources, the Planning Division will update the Mineral Resources Section of the County General Plan, where appropriate.
2. The Planning Division will continue to check for the existence of abandoned oil and gas wells on parcels of land before development occurs, with the highest priority being in those areas where there are existing or historic oil fields.
3. The Planning Division will continue the Oil Enforcement Program to ensure compliance with the requirements of the Zoning Ordinance and conditions of discretionary permits.
4. The Planning Division will prepare, and update as necessary, maps and other data indicating oil and gas reserves and production areas.

1.5 BIOLOGICAL RESOURCES

Biological resources include plant and animal species and their habitats, plant communities and ecosystems.

VEGETATION

The diverse topography and climate of Ventura County provide an environment where a range of vegetation communities (from Coastal sage-scrub to subalpine forest, from desert chaparral to riparian woodland) can maintain successful populations. Native vegetation in Ventura County can be categorized into seven general plant communities: grasslands, coastal sage-scrub, chaparral, oak woodland, riparian, pinyon-juniper, and timber-conifer (see Resources Appendix).

Most native vegetation in the north half of the County has been preserved as a result of the low level of development in this area (outside of Lockwood Valley). The exceptions are the large expanses of native grasslands that were eliminated by cattle ranching operations several decades ago. Development in the Lockwood Valley area has impacted the pinyon-juniper community; however, the higher elevations surrounding the valley contain nearly undisturbed stands of timber-conifer vegetation.

A large portion of the native vegetation in the south half of the County has been displaced as a result of urban and agricultural development. For the most part, this development is confined to the fertile valleys and plains, and along the coastline. Consequently, most of the mountainous areas in the south half still support significant native plant communities.

Chaparral is the most common plant community in the County. This community consists of woody shrubs and herbaceous plants, is generally located on steep slopes with rocky or heavy soils, and is characteristically dense and subject to fires. Large expanses of chaparral are found in the Santa Monica Mountains.

The Coastal sage-scrub community is located below the chaparral community, generally below 3000 feet, on dry, rocky slopes. It consists of woody shrubs, and is a more open community than the Chaparral. Substantial areas of this community remain on South Mountain and in the Simi Hills and Santa Susana Knolls areas; however, these populations are threatened by encroaching residential development.

Grassland vegetation is not common, and as groundcover, is usually associated with oak-woodland or open areas. The La Jolla Valley in Point Mugu State Park is the only area in the County that still contains native bunch grasses in pure stands, and is considered a locally unique habitat.

The oak woodland community in Ventura County contains the easily identifiable valley oaks, with trees 20 to 60 feet tall and grassland and soft shrubs as groundcover, as found in the Thousand Oaks, Lake Casitas, and Hidden Valley areas. A large area of foothill oak woodland is found on Sulphur Mountain.

Riparian vegetation is found in wetlands along most of the permanent and ephemeral streams within the County. Typical trees of this community include sycamores, willows, cottonwoods, and alders. Extensive riparian growth now lines Piru, Sespe, and Santa Paula Creeks, and the Santa Clara and Ventura Rivers. These riparian areas provide both essential habitat and migration corridors for wildlife in Ventura County.

FISH AND WILDLIFE

The naturally vegetated areas of the County provide shelter, food, and nesting areas to create habitats for a wide variety of animal species. Each plant community has different characteristics which support different species of wildlife, although an animal species may use various habitats at different times of the year or at various stages in the animal's life cycle.

The low-elevation, drier plant communities, such as the grasslands, coastal sage-scrub, and chaparral, support a wildlife population which includes rodents,

insectivorous, hares, fox, coyotes, raptors (such as hawks, falcon, owls, and eagles) and numerous perching birds, from hummingbirds to ravens. The upland plant communities, such as the oak woodlands, pinyon-juniper, and timber-conifer, provide habitats for larger animals, and include populations of bobcat and mountain lion, mule deer, and black bear, in addition to a game population of quail, rabbit, tree squirrel, band-tailed pigeon, dove, turkey, and chukar (partridge). Reptiles are commonly found throughout the County.

Several hundred species of vertebrates find permanent and transitory range in the varied habitats and topography of the Los Padres National Forest. These species are listed in the U.S. Forest Service Wildlife Survey of 1982. The number of individuals of many of these species is below optimum replacement levels, a result of the declining quality of habitats and deficient vegetation management.

Riparian areas support a great intensity and diversity of species. These species include the bank swallow, western yellow-billed cuckoo, southern rubber boa, and migratory waterfowl. Populations of these species have greatly diminished as a result of human intrusion and degradation of their habitats.

LOCALLY UNIQUE HABITATS

Ventura County contains several unique habitats that support a variety of plants and animals found nowhere else in the Country.

The coastal wetlands and lagoons found along the south coast of the County provide shelter, forage, and nesting areas for thousands of birds, fish, mollusks, crabs, seals, and many other marine organisms and plants. The wetland area with the richest diversity is the Mugu Lagoon, which shelters the remnants of many plant, bird, fish, and insect populations which once inhabited the coast from the Ventura River to the Santa Monica Mountains. Other wetlands include the McGrath Lake and Ormond Beach areas, and the mouths of the Ventura and Santa Clara Rivers. These areas are considered significant biological resources.

Ventura County also has two large areas set aside as sanctuaries for the California condor. Although there are (as of 1986) no longer any of these birds living in the wild, the U.S. Fish and Wildlife Service remains hopeful that its Condor Recovery program, involving captive breeding and eventual release, will again allow the condor to safely exist and repopulate in Southern California. As a result, both Matilija and Sespe Condor Sanctuaries remain as significant biological habitats, as shown on the Biological Resources map in the Resources Appendix.

The Hopper Mountain National Wildlife Refuge is just outside of the Los Padres National Forest, east and south of, and adjacent to, the Sespe Condor Sanctuary. It is a traditional feeding site for the California condor, and is currently operated as a cattle ranch. In addition, a variety of raptors, including prairie falcons, and red-tailed and Cooper's hawks, populate this area.

The Sespe Creek is designated as a "Wild Trout Stream" by the State of California. The steelhead trout, an anadromous fish, uses this stream as its spawning area. The Pacific lamprey, an anadromous fish, also uses the Sespe Creek and the Santa Clara River for its spawning area. The creek also supports a significant population of rainbow trout, cousin to the steelhead. The "Wild Trout Stream" designation affords some protection of water flows and riparian vegetation, both threatened by water development projects. In addition, the Forest Service has proposed that a 28½ mile portion of Sespe Creek receive a "Wild and Scenic River" designation. The Sespe is also mapped as a significant biological resource.

ENDANGERED, THREATENED AND RARE SPECIES

Ventura County is host to numerous species of plants and animals that are **endangered, threatened, rare**, or considered to be a candidate for one of those designations. A full listing of these species, with their State and Federal designations, and a general description of their locations is found in the Resources Appendix. The areas where these species are located are also designated on the Significant Biological Resources Map in the Resources Appendix.

Although fish and wildlife are generally renewable resources, the rates of renewal are usually very slow and are often impeded by the disruptive forces of urbanization, human harassment, predator control, and pollution. The species and ecosystems in this County are of aesthetic, ecological, educational, historic, recreational and scientific value to the people of Ventura County and the nation as a whole.

The goal, policies and programs which apply to biological resources are as follows:

1.5.1 GOAL

Preserve and protect significant biological resources in Ventura County from incompatible land uses and development. Significant biological resources include endangered, threatened or rare species and their habitats, wetland habitats, coastal habitats, wildlife migration corridors and locally important species/communities.

1.5.2 POLICIES

1. Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.
2. Discretionary development shall be sited and designed to incorporate all feasible measures to mitigate any significant impacts to biological resources. If the impacts cannot be reduced to a less than significant level, findings of overriding considerations must be made by the decision-making body.
3. Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.
4. Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.
5. The California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Audubon Society and the California Native Plant Society shall be consulted when discretionary development may affect significant biological resources. The National Park Service shall also be consulted regarding discretionary development within the Santa Monica Mountains or Oak Park Area.

1.5.3 PROGRAMS

1. The Planning Division, in conjunction with State and Federal agencies, will identify those areas of the County that are considered to be critical habitats of endangered, threatened or rare species as well as for other significant biological resources.
2. The Planning Division will retain a list of qualified biological consultants for the purpose of providing information to complete Initial Studies and Environmental Impact Reports.
3. The Fire Protection District, in conjunction with the U.S. Forest Service, will, under the California Vegetation Management Program, continue the use of prescribed burning to mimic the effects of natural fires in order to reduce the fire hazard to human residents and to enhance the health of biotic communities.
4. The Planning Division shall prepare a program proposal, for Board of Supervisors' consideration, to map significant wetland habitat areas and amend the General Plan and Zoning Ordinance in order to establish a Biological Resource Protection Overlay designation/zone which would require all development in said overlay areas to be evaluated for impacts on significant wetland habitat areas.

1.6 FARMLAND RESOURCES

Agriculture plays an important role in the National, State, and County economy. Ventura County is one of the principal agricultural counties in the State, ranking tenth in 1987, with a total income of over 610 million dollars and ranked seventeenth in farm earnings out of 3,175 counties nationally.

This high productivity is made possible by the County's abundance of the natural resources required for agricultural production; primarily soils, water, climate and topography.

The first step in evaluating and preserving farmland is to inventory existing resources. For inventorying County farmlands, the Federal Important Farmlands Inventory (IFI) system is used. This system generally evaluates farmland in light of its productive capabilities rather than the mere presence of ideal soil conditions. The system effectively recognizes a great deal of land in California and Ventura County which would not ordinarily be classified as "prime" under the old evaluation system, but which is, nevertheless, among the most productive land in the country.

The Important Farmland Inventory uses five classifications: **Prime Farmland**, **Farmland of Statewide Importance**, **Unique Farmland**, **Farmland of Local Importance**, and **Grazing Land**. The minimum mapping unit is 10 acres, except for Grazing Land which is 40 acres. Areas smaller than the minimum mapping unit are not considered as agricultural land.

Prime Farmland and Farmland of Statewide Importance were identified by the Department of Conservation in cooperation with the United States Department of Agriculture Soil Conservation Service. Both Unique Farmland and Farmland of Local Importance are identified by local advisory committees composed of members of the agricultural community, citizens groups, and concerned public agencies. (For a map of Important Farmlands Inventory, refer to Resources Appendix.)

Erosion of soil is a problem in much of the County. This erosion problem is closely correlated with steep slopes or areas subject to flooding. Agricultural development on hillsides has caused erosion and the subsequent siltation.

The County has adopted a number of programs designed to preserve farmland. These programs include:

- o The Agricultural land use designation (see Land Use Chapter), which established a forty acre minimum parcel size and A-E zoning;

- o Participation in **Greenbelt Agreements** and the **Guidelines for Orderly Development** with the cities which seek to prevent urban encroachment into agricultural areas (see Land Use Chapter).
- o Widespread use of Land Conservation Act Contracts to provide tax rate reductions as an incentive for maintaining agriculture.
- o Participation in numerous water resource development and conservation programs to ensure long-term availability of water for agriculture.

The goals, policies, and programs which apply to farmland are as follows:

1.6.1 GOALS

1. Preserve and protect irrigated agricultural lands as a nonrenewable resource to assure the continued availability of such lands for the production of food, fiber and ornamentals.
2. Encourage the continuation and development of facilities and programs that enhance the marketing of County grown agricultural products.

1.6.2 POLICIES

1. Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as **Prime Farmland** or **Farmland of Statewide Importance** on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.
2. Hillside agricultural grading shall be regulated by the Public Works Agency through the Hillside Erosion Control Ordinance.
3. Land Conservation Act (LCA) Contracts shall be encouraged on irrigated farmlands.
4. The Public Works Agency shall plan transportation capital improvements so as to mitigate impacts to important farmlands to the extent feasible.
5. The County shall preserve agricultural land by retaining and expanding the existing **Greenbelt Agreements** and encouraging the formation of additional **Greenbelt Agreements**.
6. Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.

1.6.3 PROGRAMS

1. The Planning Division, in conjunction with the Agricultural Commissioner, Farm Advisor, Agricultural Advisory Committee and Assessor's Office, will administer, periodically review, and update as necessary the County's Land Conservation Act Guidelines and standard contract language.
2. The Planning Division, in conjunction with the Agricultural Commissioner, Farm Advisor and Agricultural Advisory Committee, will develop and implement standards governing development adjacent to agricultural uses. The standards should address fencing and spray buffers between agricultural areas and residences, off-site flood control measures, siltation control from grading operations and the development of a standard County-imposed entitlement condition which notifies new property owners of County and State laws protecting agricultural operations. After the development of standards, they could be added as **policies** into the General Plan to guide future land use decisions.

3. The Planning Division will continue to work with State and Federal agencies to periodically update the Important Farmlands Inventory Map to reflect current conditions.
4. The Planning Division will prepare an annual status report on Land Conservation Act Contracts (LCA), agricultural acreage, and other agriculture related information.

1.7 SCENIC RESOURCES

The visual beauty and aesthetic quality of the natural landscape in Ventura County is perhaps one of its most significant resources. The scenic resources of Ventura County, especially the coastline, within the **viewshed** of the County's lakes, and along designated State and County Scenic Highways, are of considerable value both in providing a pleasurable environment for local citizens and in stimulating tourism. Coastline resources are discussed in the Coastal Area Plan, and lake resources and scenic highways are discussed in the Resources Appendix.

The County's natural visual resources are largely composed of the varied topography, exposed geological formations, heterogeneous vegetation, beaches and waterways. The man-made environment of parks, golf courses, harbors, public buildings, and major commercial, industrial, and residential developments can also contribute to, or detract from, scenic resource quality.

Conservation of scenic resources is most critical where the resources will be frequently and readily viewed, as from a highway, or where the resource is particularly unique. Ventura County has identified the **viewsheds** of lakes and other scenic areas as may be identified by an area plan, as being worthy of special protection via identification as **Scenic Resource Areas**.

The Resources Appendix describes the provisions of the State Scenic Highway Law for the regulation of land uses within the **viewshed** of a State Scenic Highway. The entire length of Highway 33 from milepost 17.5 to the Santa Barbara County line has been designated as a State Scenic Highway, and is identified as a **Scenic Highway Area** on the Resource Protection Map (Figure 1).

The goals, policies and programs which apply to scenic resources include:

1.7.1 GOALS

1. Preserve and protect the significant open views and visual resources of the County.
2. Protect the visual resources within the **viewshed** of designated scenic highways, lakes and other scenic areas as may be identified by an area plan.
3. Enhance and maintain the visual appearance of buildings and developments.

1.7.2 POLICIES

1. **Scenic Resource Areas** as depicted on the Resource Protection Map (Figure 1) shall be governed by the provisions of the Scenic Resource Protection (SRP) Overlay Zone which include the following:
 - (1) Any request for significant grading shall be evaluated through the discretionary permit process.
 - (2) Removal, damaging or destruction of protected trees shall be in compliance with the County's "Tree Protection Regulations".
 - (3) No **discretionary development** shall be approved which would significantly degrade or destroy a scenic view or vista.
 - (4) No freestanding off-site advertising signs shall be permitted.

Federally-owned land is not subject to the Scenic Resource Protection Overlay Zone and is not subject to any permit requirements as specified under (1) or (2) above. To the extent possible, the agencies responsible for the administration of land use activities on Federally owned land should consider Policies (3) and (4) above in the planning and administration of new land uses within scenic resource areas.

2. **Scenic Highway Areas** as depicted on the Resource Protection Map (Figure 1) shall be governed by the provisions of the Scenic Highway Protection (SHP) Overlay Zone which includes the following:

- (1) All development shall require a Planned Development Permit.
- (2) Removal, damaging or destruction of a protected tree shall be in compliance with the County's "Tree Protection Regulations".
- (3) All new development shall be sited and designed to:
 - a. Minimize alteration of the natural topography and physical processes;
 - b. Prevent significant degradation of the scenic resource;
 - c. Minimize cut and fill operations, and area of disturbance;
 - d. Utilize native plants indigenous to the area whenever possible for revegetation;
 - e. Incorporate best feasible mitigation measures; and
 - f. Incorporate tree protection during construction.
- (4) Off-site signs are prohibited in the SHP Overlay Zone.

Federally-owned land is not subject to the Scenic Highway Protection Overlay Zone and is not subject to any permit requirements as specified under (1) or (2) above. To the extent possible, the agencies responsible for the administration of land use activities on Federally owned land should consider Policies (3) and (4) above in the planning and administration of new land uses within scenic highway areas.

3. Proposed undergrounding of overhead utilities within **Scenic Resource Areas** or **Scenic Highway Areas** shall be given first priority by the Public Works Agency in utilizing the County's allocation of Utility Undergrounding Funds.
4. **Discretionary development** which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.
5. The Planning Division shall continue to implement the landscaping requirements of the Zoning Ordinance and the "Guide to Landscape Plans" to enhance the appearance of discretionary development.

1.7.3 PROGRAMS

1. The Planning Division, in coordination with appropriate State and local agencies, will inventory and take steps to preserve and maintain unique natural features, and other scenic resources. These areas could be included in future **Scenic Resource Areas** and **Scenic Highway Areas** for consideration by the Board of Supervisors.

2. The Planning Division will continue to seek official State Scenic Highway designations for County designated Scenic Highways.

1.8 PALEONTOLOGICAL AND CULTURAL RESOURCES

Paleontological resources are the fossilized remains of ancient plants and animals.

A wide variety of paleontological resources exist in both the North and South halves of the County. The diverse geology of the Transverse Ranges encompasses many different kinds of fossil organisms. These fossil remains provide a record of lifeforms over millions of years, as well as having potential economic value.

The term **cultural resources** is most frequently identified with prehistoric (archaeological) or historic material items. These include prehistoric and historic districts, sites, structures, artifacts and other evidence of human use considered to be of importance to a culture, subculture, or a community for traditional, religious, scientific or other reasons. Cultural resources in Ventura County include: prehistoric aboriginal Indian sites, historic areas of occupation and activity, or features of the natural environment. **Cultural resources** also include less tangible, nonmaterial resources. These may include cognitive systems (including meanings and values attached to items of material culture, biota, and the physical environment), religion and world views, traditional or customary behavior patterns, kinship and social organization, folklore, and so on.

Archaeological resources refer to the material remains (artifacts, structures, refuse, etc.) produced purposely or accidentally by human beings. The scientific study of these remains can result in the identification of activities, types of adaption to the environment, and changes in activities and organization that were experienced by groups of people in the past. Furthermore, these remains often have special significance to Native Americans, ethnic groups, special interest groups (i.e., avocational archaeologists), and the general public.

Archaeological sites exist throughout the County, particularly adjacent to existing and previously existing natural water and food sources. Many sites have been located, and according to existing data, many potential sites remain undiscovered.

In the North Half there are 106 cultural resource sites which are recorded with Ventura County numbers in the official clearinghouse (at the University of California - Los Angeles). The Forest Service has surveyed and recorded an additional 71 sites and the Bureau of Land Management surveyed the Hungry Valley area and recorded 57 for a total of 234 known sites as of 1987. Two archaeological sites in the North Half are listed on the National Register of Historic Places and are characterized by a variety of remains including shells and sharks teeth.

Several Chumash villages in the North Half contain caves with elaborate artwork. A preliminary list of special management properties compiled by the Forest Service in the Los Padres National Forest (as of March, 1985) included both Mount Pinos and Frazier Mountain as sites of value to the practice of Indian religion. These sites are considered by many Native Americans to be the center of the Chumash world. Sespe Hot Springs and Nordhoff Peak are also significant religious sites.

In the South Half there are three archaeological sites on the National Register: Burro Flats Painted Cave, Calleguas Creek Archaeological Site and a lithic scatter (the remnants of stone implement fabrication) in Senior Canyon. In addition, many other significant sites are located in the South Half, including many large villages located near the coast and along major waterways.

Historical resources refer to the material and nonmaterial expressions of human adaptations which characterized the post-contact or historic period. These resources include historic event or activity sites, historic archaeological sites, standing architecture and other significant properties, and documents and other sources of historical information, objects of material culture, and,

secondarily, the more nonmaterial cultural qualities such as folklore, social organization, and value systems which are associated with these properties.

The Ventura County Cultural Heritage Board recommends cultural, archaeological and historical resources for designation as County Historical Landmarks. The 42 landmark categories range from adobes to wharf sites. There are 136 sites designated Countywide. In the North Half, three sites are so designated. Sites in the South Half include homes, oil industry workings, ranches, groves of trees, cemeteries, portions of the Mission Aqueduct, and others. The list is quite diverse and properties are regularly considered for addition to the Landmarks list by the Cultural Heritage Board.

There are 16 historic sites listed on the National Register of Historic Places. Thirteen of these are also designated as County Landmarks and five of the 13 are California Historical Landmarks.

The goals, policies and programs which apply to paleontological and cultural resources are as follows:

1.8.1 GOALS

1. Identify, inventory, preserve and protect the paleontological and cultural resources of Ventura County (including archaeological, historical and Native American resources) for their scientific, educational and cultural value.
2. Enhance cooperation with cities, special districts, other appropriate organizations, and private landowners in acknowledging and preserving the County's paleontological and cultural resources.

1.8.2 POLICIES

1. Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.
2. Discretionary development shall be designed or re-designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical or paleontological consultants, depending on the type of resource in question.
3. Mitigation of significant impacts on cultural or paleontological resources shall follow the Guidelines of the State Office of Historic Preservation, the State Native American Heritage Commission, and shall be performed in consultation with professionals in their respective areas of expertise.
4. Confidentiality regarding locations of archaeological sites throughout the County shall be maintained in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.
5. During environmental review of discretionary development the reviewing agency shall be responsible for identifying sites having potential archaeological, architectural or historical significance and this information shall be provided to the County Cultural Heritage Board for evaluation.
6. The Building and Safety Division shall utilize the State Historic Building Code for preserving historic sites in the County.

1.8.3 PROGRAMS

1. The County Cultural Heritage Board will continue to assist the County of Ventura in identifying and preserving significant County architectural and historical landmarks.
2. The Planning Division will continue to compile and retain a list of qualified archaeological, historical, and paleontological consultants to provide additional information to complete Initial Studies and Environmental Analyses.
3. The General Services Agency will continue to develop a cultural resources program at Oakbrook Park emphasizing Chumash history and heritage.

1.9 ENERGY RESOURCES

Energy is an equally essential resource to the modern day world as are land, air and water resources. It is required for all human activity and provides the power necessary to operate and maintain our way of life.

Ventura County relies primarily on an interrelated energy system. Electricity and natural gas are the primary forms of household energy while petroleum is the primary energy source for most modes of transportation. The utilization of each of these energy sources raises energy resource availability, environmental and conservation issues.

Considerable energy can be saved in new and existing buildings through efficient design, more efficient appliances, and the use of renewable energy resources. Buildings use 40% of the nation's energy. Much of this energy can be saved by fitting existing buildings with energy conservation systems and utilization of **renewable energy** such as solar energy. Other renewable energy resources include: hydroelectricity, biomass (organic matter), wind and cogeneration. The sun is the most abundant source of renewable energy. Efficient use of public transportation and the encouragement of van pools and carpools could make significant energy conservation contributions.

Land use patterns and development practices have a profound effect on energy usage. New buildings can be expected to have a natural life span of 50 years or more. For energy planning purposes, building size, design and arrangement, the mix of land uses, and the geographic extent of the built environment are critical factors with long-term implications. Because land use patterns determine distances between residential, commercial and industrial developments, they influence an individual's decision to walk, bicycle, drive or use public transit. Development practices directly affect the amount of energy needed to operate a building. Building orientation, color, shading, windows and landscaping are among the many factors that can be manipulated to optimize opportunities for energy conservation.

The goals, policies and programs which apply to energy resources are as follows:

1.9.1 GOALS

1. Promote land use patterns which minimize energy consumption.
2. Encourage the use of **renewable** sources of **energy** and energy conservation techniques in new development.
3. Encourage retrofit programs for energy conservation.
4. Encourage increased fuel efficiency of vehicles and decreased number and length of vehicle trips.

1.9.2 POLICIES

1. **Discretionary development** shall be evaluated for impact to energy resources and utilization of energy conservation techniques.

2. Land use policies in area plans should be developed to promote energy conservation and should include the following:
 - (1) The pattern of residential, commercial and industrial land use should be compact, relate to transit routes and centers and minimize vehicular travel.
 - (2) The infill of vacant lots should be encouraged over step-out developments.
3. Energy efficiency and renewable energy use shall be included as factors in designing capital improvement projects of all County agencies, departments and service areas.
4. The Building and Safety Division shall continue to implement Title 24 energy efficiency standards for buildings.
5. Tentative subdivision maps shall provide, to the extent feasible, for passive or natural heating or cooling opportunities in the subdivision.

1.9.3 PROGRAMS

1. The General Services Agency will review its energy consumption performance and implement programs designed to increase energy efficiency in County buildings, including, but not limited to:
 - o installation of insulation where feasible,
 - o installation of plumbing flow restrictors,
 - o reduced operating hours for heating, ventilating and lighting systems,
 - o installation of weather stripping on all openable doors and windows,
 - o development of energy audit and energy management programs,
 - o implementation of operation and maintenance programs which contribute to energy conservation,
 - o develop energy audits and energy management programs for all County facilities,
 - o develop a plan to re-invest utility company rebates and utility savings into a long range funding program for on-going conservation projects,
 - o implement operational and maintenance programs which contribute to energy conservation,
 - o investigate and implement new energy technologies such as solar and fuel cells,
 - o install energy management systems in all County facilities to control air conditioning and lighting systems,
 - o install ceiling, wall, and roof insulation whenever feasible,
 - o install plumbing flow restrictors in toilets, lavatories and showers, and
 - o provide energy conservation training and literature to all County agencies.
2. The Planning Division will continue to promote the efficient use of energy resources related to landscaping and the heating and cooling of water through the Government, Utilities and Private Industry (GUPI) Program.
3. The Solid Waste Management Department will seek to reduce the amount of waste disposed and energy consumed and implementing where viable:
 - o source reduction
 - o recycling programs,
 - o waste composting programs, and
 - o public information programs.

4. The County will continue to implement the Air Pollution Control District's Trip Reduction Rule 210 which reduces energy consumption and improves air quality. This would include, but is not limited to:
 - o promotion of park-and-ride lots,
 - o promotion of Countywide Transit Information Center,
 - o promotion of Commuter Rail System,
 - o ridesharing promotion,
 - o modified work schedules,
 - o parking management programs,
 - o employer-sponsored van pools, and
 - o public transit promotion.

1.10 COASTAL BEACHES AND SAND DUNES

Sandy beaches are nourished largely by the weathering of coastal bluffs and dunes, and by riverine transport of material to the sea. Ventura County has three major sources of beach sand: the Santa Clara River (contributing 60%), the other rivers and streams (10%), and beaches upcoast of the Ventura River (30%). The total volume of sand contributed by these sources is estimated to vary from 200,000 to 1,700,000 cubic yards or 1,000,000 cubic yard average per year (Ventura County Flood Control District, 1979). This sand becomes part of the Santa Barbara littoral cell in which the north to south littoral drift terminates in the Mugu and Hueneme submarine canyons.

A littoral cell is a section of shoreline where the flow of sand begins at a major sediment source and terminates at a major sediment sink, such as submarine canyon. In Ventura County, waves moving in the direction of prevailing westerly to northwesterly winds generally meet the beaches at a slight angle because of the shoreline's orientation from northwest to southeast. The resultant effect is a net movement of sand over time from northwest to southeast along the beaches.

The maintenance of sandy beaches is critical because beaches serve as natural buffers between wave action and easily eroded uplands. Sandy beaches tend to dissipate wave energy, yet incur very little damage. Naturally occurring buffer zones (such as coastal sand dunes) are generally much more effective at reducing wave damage and protecting the coastline than are man-made protective devices (Department of Navigation and Ocean Development, 1979).

The recreation value of beaches and their contribution to the County tourist industry is significant. Loss of recreation and private beaches has occurred along the North Coast of the County with attendant loss of surfing areas as well. Loss of beach homes from storm damage has occurred in areas of beach depletion. Countywide, beaches are eroding at the rate of 0.7 feet per year (Army Corps of Engineers, Ventura County Survey Report for Beach Erosion Control, May 1980).

Sand dunes constitute another important coastal resource. Major sand dune communities are found in the McGrath-Mandalay area, at Ormond Beach, in the vicinity of Point Mugu, and near the mouths of the Santa Clara and Ventura Rivers.

Generally, sand dunes form as windblown sand collects on an object of obstruction. Coastal sand dunes are extremely fragile, yet highly protective. They inhibit beach erosion and form a protective buffer from both wind and wave action for areas and resources, both natural and man-made, immediately inland. They also protect coastal salt marshes and wetlands. Coastal dunes also have biological significance. In this County, they provide nesting habitat for the snowy plover, the California least tern (an endangered species), and a number of other shore birds. They also support a variety of coastal plant species, including the sand verbena, the sea rocket, the sea fig, and others. Vegetation is particularly important to the maintenance of the dunes, insofar as it serves to stabilize the dunes and promote dune formation.

Coastal dune formations are dynamic in nature, migrating and reforming, depending on wind and wave patterns and coastal topography. Development in the vicinity

of dunes is therefore, often subject to sand encroachment, which results in increased costs for street sweeping and sand removal.

The ecological as well as protective characteristics of dune communities can be easily altered by human activities, especially development and off-road vehicle use. Additionally, unrestricted pedestrian access may, on a cumulative basis, result in the trampling and loss of dune vegetation and ultimately in the degradation of the community and loss of the dune.

For a discussion of Coastal wave and beach erosion hazards, refer to Section 2.11 of the Hazards Chapter.

The goal, policies and program which apply to coastal beaches and sand dunes are as follows:

1.10.1 GOAL

Protect and conserve coastal beaches and sand dunes.

1.10.2 POLICIES

1. Discretionary development which would cause significant impacts to coastal beaches or sand dunes shall be prohibited unless the development is conditioned to mitigate the impacts to less than significant levels.
2. Discretionary developments which would result in the removal of dune vegetation shall be conditioned to replace the vegetation.
3. All shoreline protective structures which alter natural shoreline processes shall be designed to eliminate or mitigate adverse impacts on local shoreline sand supplies.
4. Discretionary permits for all mining activities in County streams and rivers shall incorporate all feasible measures to mitigate beach sand replenishment impacts.

1.10.3 PROGRAM

Ventura County will continue to participate in the BEACON (Beach Erosion Authority for Control Operations and Nourishment) Joint Powers Agreement, created in 1986 with Santa Barbara County and all coastal Cities, to promote beach sand replenishment and coordinate government funding efforts to fight beach erosion.

2. HAZARDS

This Chapter of the County General Plan identifies goals, policies, and programs relating to existing and potential hazards, and other significant physical constraints to development/land use. The specific goals, policies, and programs are organized under the following major headings: general goals, policies and programs, fault rupture, ground shaking, tsunami, seiche, liquefaction, landslides/mudslides, inundation from dam failure, subsidence, expansive soils, coastal wave and beach erosion hazards, flood hazards, fire hazards, noise, airport hazards, and hazardous materials and waste.

2.1 GENERAL GOALS, POLICIES AND PROGRAMS

The following general goals, policies and programs apply to Hazards:

2.1.1 GOALS

1. Identify all major hazards and other physical constraints to development in Ventura County, and convey this information to all appropriate parties.
2. Protect the public health, safety and general welfare from hazards and disasters.
3. Protect public and private property and facilities from hazards and disasters.
4. Minimize loss of life, injury, damage to property, and economic and social dislocations resulting from hazards and disasters.

2.1.2 POLICIES

1. Applicants for land use and development permits shall provide all necessary information relative to hazardous conditions which may affect their proposals. Applicants shall also specify how they intend to alleviate identified hazards.
2. All geologic and soil reports submitted with development permit applications, including recommendations for measures to eliminate or mitigate any possible hazard, shall be reviewed by qualified personnel registered and certified by the State, such as engineers or engineering geologists.
3. All agencies involved in warning and evacuation activities shall periodically review and, if necessary, update their plans and procedures based on the hazards defined and described in this Chapter, and shall provide updated hazards and constraints information to the County Planning Division when available.
4. Essential facilities, special occupancy structures and hazardous facilities shall be designed and constructed to resist, insofar as is practical, the forces generated by earthquakes, gravity, fire and winds.
5. The County Building and Safety Division shall continue to enforce requirements of the Uniform Building Code pertaining to earthquake-resistant design and construction.

2.1.3 PROGRAMS

1. The County Planning Division, with the technical support of the Public Works Agency and other applicable agencies, will annually review the Hazards Appendix to identify what information needs to be updated, and where appropriate, shall submit a budget request as part of the next year's County budget.

2. General Services Agency, Risk Health and Safety/Loss Prevention (HSLP) will continue with the Seismic Management Program. The program, which is applicable to all County owned buildings and facilities, addresses structural, nonstructural, life lines and life safety issues related to earthquake events.
3. The County Building and Safety Division should prepare a program for Board consideration to reduce structural deficiencies through the removal, reinforcement, or modification of the structures whose failure could cause significant numbers of injuries, substantial loss of life, or unacceptable level of economic loss.
4. General Services Agency, Risk Health and Safety/Loss Prevention (HSLP) will continue the Asbestos Management Program which provides a full range of asbestos services applicable to all County owned facilities and operations.
5. The County Sheriff's Department Office of Emergency Services will continue to maintain and periodically update the Ventura County Multihazard Functional Plan including mitigation measures and preparedness, response, and recovery strategies for the following ten hazard specific contingency sections (i.e. plans):
 - o "Major Earthquake"
 - o "Major Hazardous Material Incident"
 - o "Flood Hazard"
 - o "Dam Failure"
 - o "Nuclear Defense Emergencies" (Nuclear Attack Threat Assessment)
 - o "Wildland Fire"
 - o "Major Transportation Accidents"
 - o "Landslide"
 - o "Tsunami" (and Seiche)
 - o "Off Shore Oil Incidents"
6. The Building and Safety Division will comply with applicable provisions of Chapter 12.2 (commencing with Sec. 8875), Division 1, of Title 2 of the Government Code, pertaining to identification of potentially hazardous buildings in the unincorporated area of Ventura County, and establishment of a mitigation program for such potentially hazardous buildings.

2.2 FAULT RUPTURE

A **fault** is a fracture in the earth's crust accompanied by displacement of one side of the fracture with respect to the other side. Most faults are the result of repeated displacement which may have taken place suddenly or by "slow creep" over time.

An **active fault** (or "Holocene Fault") is a fault that shows evidence of movement during the Holocene (within the last 11,000 years) and can be expected to move within the next 100 years.

A **potentially active fault** is either: (1) a fault known to have been active in the Pleistocene Period, but cannot be shown to be inactive in the Holocene Period, or (2) a fault which, because it is judged to be still capable of ground rupture or shaking, poses an unacceptable risk for an existing or proposed structure.

An **inactive fault** is a fault which shows no evidence of movement in recent geologic time and which has no potential for future movement in the currently known seismic setting.

The County of Ventura lies within the seismically active region of Southern California and is transected by many faults. Currently, there are five active major fault hazard areas in the South Half of the County. (1) The San Cayetano Fault Zone extends from Los Angeles County to Ojai, north of the Santa Clara

River Valley. (2) The Oak Ridge Fault generally follows the Santa Clara River bed with a southern deviation near Fillmore. (3) The Red Mountain Fault and its associated faults extend from the Ventura River to the border with Santa Barbara County. (4) The Ventura Faults extend from near the Ventura River easterly to just past Kimball Road in East Ventura. (5) The Springville Fault trends along the southern margin of the Camarillo Hills. Additionally, there is a zone of short, active faults extending from Oak View to Meiners Oaks. The Big Pine Fault, which bisects Lockwood Valley, is the only currently known active fault located in the North Half of the County. It is likely that additional fault hazard areas will be designated in the future.

The State Legislature, concerned about public safety near hazardous faults, enacted the Alquist-Priolo Special Studies Zones Act in 1972. To assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults, the Act requires a geological investigation before local governments can approve most development projects in special studies zones.

The goal, policies and programs which apply to fault rupture are as follows:

2.2.1 GOAL

Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from fault rupture.

2.2.2 POLICIES

1. Detailed seismic geologic investigations are required for all proposed developments in Alquist-Priolo Zones, Fault Hazard and Potential Fault Hazard areas. Development will not be allowed unless the investigation confirms that the proposed buildings and structures are not subject to substantial fault rupture hazard.
2. No habitable buildings or other structures shall be located over any active or potentially active fault. No habitable buildings or other structures shall be located within 50 feet of the mapped trace of an active or potentially active fault unless the trace of the fault can be directly observed and the location precisely determined across the site.
3. All development projects involving construction within an Alquist-Priolo Special Studies Zone (as depicted on the Hazards Protection Maps, Figure 2) shall be reviewed by the County Public Works Agency in accordance with the requirements of the Alquist-Priolo Special Studies Zones Act and the policies and criteria established by the State Mining and Geology Board pursuant to said Act.
4. Land in Alquist-Priolo Special Studies Zones and fault hazard areas should, where feasible, be designated Open Space or Agriculture on the General Land Use Maps (Figure 3.1).
5. Roads, streets, highways and utility conduits shall be planned to avoid crossing active or potentially active faults where feasible. When such location is unavoidable, the design shall include measures to reduce the effects of any fault movement as much as possible.
6. No new essential facilities, special occupancy structures nor hazardous facilities shall be located within fault hazard areas or potential fault hazard areas unless it can be adequately demonstrated that the risk of fault rupture is low. No new essential facilities, special occupancy structures nor hazardous facilities shall be located within Alquist-Priolo Special Studies Zones.

2.2.3 PROGRAMS

1. The Fault Rupture Section shall be updated as part of the next update to the Hazards Appendix of the County General Plan.

2. The Multihazard Functional Plan's Major Earthquake Contingency section will be reviewed and revised annually by the County Sheriff's Office of Emergency Services. The Office of Emergency Services will continue to provide public information programs and pamphlet information on earthquake preparedness.
3. The Building and Safety Division is responsible for implementing the requirements of the Essential Services Buildings Seismic Safety Act of 1986. General Services Agency, Risk Health and Safety/Loss Prevention provides the necessary support through the Seismic Management Program.

2.3 GROUND SHAKING

Ground shaking is the physical movement of the land surface due to earthquakes. Ground shaking is the most hazardous effect of earthquakes because it is most widespread and accompanies all earthquakes. The largest losses of life and property during an earthquake are due to violent ground shaking. The primary effects of ground shaking are the damage to structures (from minor cracking of plaster to total destruction) and infrastructure (damage to roads, bridges, power lines, water and sewer lines, etc.), and the related potential for human injuries and loss of life. The serious secondary effects of ground shaking, namely **liquefaction**, **tsunamis**, **seiches** and **landslides**, are also dealt with as separate hazards. The State Division of Mines and Geology in their publication entitled "Urban Geology" (1973 Bulletin 149) indicates that on a State-wide basis, the potential hazard to structures from ground shaking is higher than from any other seismic hazard. The anticipated losses from ground shaking for the years 1970-2000 are estimated to be over twice that from landsliding and over 200 times that estimated for fault displacement.

Ventura County lies within the highly active earthquake region of Southern California. Available geologic information indicates that the potential of strong ground shaking occurring over much of the County as a result of an earthquake along one of the major faults within the County, within the useful life of existing structures, is high when compared to other areas of the State. This is because of the presence of several large, **potentially active fault systems**. Exactly where, when, and how strong the next earthquake will be cannot be determined. The probability of an earthquake is determined by a number of factors, the most important of which are the location and number of **active faults** in an area, and the tensional and compressional forces exerted along these faults.

In the event of a strong earthquake (6.0 - 7.5 magnitude on the Richter Scale) originating in the vicinity of the southern County area, or a major earthquake (8.0+ magnitude) along the San Andreas Fault, damage to many existing structures could be severe and some loss of life could occur.

The ground shaking hazard exists throughout Ventura County and is most significant wherever there is ground material that could greatly amplify the ground waves of an earthquake. **Ground shaking hazard areas** are areas that can be expected to experience intense ground shaking during a maximum probable earthquake.

The potential for highest amplification of ground shaking occurs in areas where the long period wave shaking is greatest. Basically, these areas are the Oxnard Plain and the Santa Clara River Valley in the south half of the County, and in the Lockwood, Cuyama, and Cuddy Valleys in the north half.

The effects of the hazard can be reduced by prudent location and design of structures and vital facilities, and determination of which existing structures and facilities should be strengthened, replaced or modified in use.

The goal, policy and programs which apply to ground shaking are as follows:

2.3.1 GOAL

Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from ground shaking.

2.3.2 POLICY

All structures designed for human occupancy shall incorporate engineering measures to mitigate against risk of injury in areas identified by the Public Works Agency as subject to ground shaking.

2.3.3 PROGRAMS

1. The Ground Shaking Hazard Section shall be updated as part of the next update to the Hazards Appendix of the County General Plan.
2. The County Public Works Agency shall cause a study to be prepared examining existing County-owned public utility systems for susceptibility to damage from ground shaking, and shall analyze the extent of acceptable risk of the effects of such ground shaking.

2.4 TSUNAMI

A tsunami is a traveling ocean wave generated by disturbances associated with earthquakes, volcanoes or major submarine landslides. Man-made tsunamis have been generated by the explosion of underwater nuclear bombs at Bikini atoll and elsewhere. These waves have a long wavelength (distance from the crest of one wave to the crest of the succeeding wave), normally over 100 miles, and a very low amplitude (height from crest to trough). As these waves approach shallow water, the speed decreases from a deep water speed of over 600 m.p.h. to less than 30 m.p.h., and their energy is transferred from wave speed (velocity) to wave height (amplitude); waves as high as 80 feet can be formed. Although the arrival time of waves can be predicted, the intensity of the wave when it reaches shore cannot be predicted.

Tsunamis are a threat, not because they are extensive or frequent, but because the destruction they cause can be devastating. Tsunamis can cause loss of life from drowning, and they can cause extensive damage to structures on or near beaches. In addition, water systems can be contaminated, power supplies disrupted, and transportation systems blocked or dislocated. There can also be an increased occurrence of fire from broken oil or gas tanks or lines, as well as flooding from blocked rivers, etc. The danger is compounded by the fact that the intensity of the wave is unpredictable and the threat is intermittent over many hours. The waves can arrive onshore in intervals of up to an hour, and since there are usually a number of waves (rather than just one), the threat usually exists for as long as ten to twelve hours. Tsunamis are sometimes preceded by a trough which appears to be an extremely low tide. The wave itself may follow the trough by 15 to 45 minutes.

The tsunami threat is mainly confined to the immediate beach areas and in river channels. Very flat beach areas have been affected up to a mile or more inland. All of the coastal areas in Ventura County are susceptible to tsunamis. Most of the land between the beach and the cliffs on both the north and south coasts is included within the hazard zone.

The goal, policy and program which apply to tsunami hazards are as follows:

2.4.1 GOAL

Minimize the risk of loss of life, injury from the damage to property, and economic and social dislocations resulting from a tsunami.

2.4.2 POLICY

Essential facilities, special occupancy structures and hazardous facilities should not be located in tsunami hazard areas.

2.4.3 PROGRAM

The County Sheriff's Department Office of Emergency Services will annually review and revise the County Multihazard Functional Plan's Tsunami/Seiche Contingency section.

2.5 SEICHE

A **seiche** is a long wave which oscillates in an enclosed or partially enclosed body of water as result of seismic or atmospheric disturbances. Seiches typically occur in lakes and bays, and are normally caused by unusual tides, winds or currents, but can also be produced by earthquake ground motion. The shaking rocks the water back and forth, setting up seiche waves.

The primary threat from a seiche is to structures in or very near a lake, harbor or bay. Boats and their moorings can be heavily damaged by seiches, and buildings and campgrounds can be inundated. Only in the case of an extremely severe seiche, a rare occurrence, would loss of life be likely from the seiche itself. The secondary effects of a seiche can often produce more damage than the seiche itself. Large seiches can overtop the dams of man-made lakes or reservoirs, causing flooding in the areas downstream. This overtopping can also wash out earth-fill dams, causing their complete collapse.

The **Seiche Hazard Area** surrounds all of the County's reservoirs and lakes up to an elevation of 10 feet above the normal water level. The lakes that are impounded by earth-fill dams could have the greatest hazard potential. These lakes are Lake Bard (Wood Ranch Reservoir), Lake Piru and Lake Casitas. The Santa Clara River Valley could also be affected should a seiche-caused dam failure occur on Castaic Reservoir or Pyramid Reservoir. In addition, some of the homes at Lake Sherwood could be inundated during a seiche.

The goal, policies and program which apply to seiche hazards are as follows:

2.5.1 GOAL

Minimize the risk of loss of life, injury, damage to property and economic and social dislocations resulting from a seiche.

2.5.2 POLICIES

1. The **Seiche Hazard Area** shall be used for regional and area plans and special studies, and to guide future investigations of the hazard.
2. The Seiche hazard shall be taken into account in the design of all development within the **Seiche Hazard Area**.

2.5.3 PROGRAM

The County Sheriff's Department Office of Emergency Services will annually review and revise the Multihazard Functional Plan's Tsunami/Seiche Contingency section.

2.6 LIQUEFACTION

Liquefaction is a process by which loose, water-saturated granular materials (silt, sand or gravel) behave for a short time as a dense fluid rather than as a solid mass, usually as a result of ground shaking of high intensity and long duration. Liquefaction is manifested either by the formation of sand boils and mudspouts at the ground surface and the seepage of water through ground cracks, or, in some cases, by the development of quicksand-like conditions over substantial areas. When the quicksand-like conditions occur, buildings may sink substantially or tilt into the ground and lightweight buried facilities may float to the surface. Other manifestations are landslides which can move hundreds of feet, and lateral earth spreading of tens of feet.

The liquefaction hazard generally exists throughout the Oxnard Plain and Pleasant Valley. The hazard areas extend up the Ventura and Santa Clara Rivers, mainly in the areas underlain by extensive alluvial deposits. Some of the valleys in the Thousand Oaks area are also affected, as is the Arroyo Santa Rosa downstream of the City of Thousand Oaks-Hill Canyon Wastewater Treatment Plant. Simi Valley is affected at both the east and west ends. Both the upper and lower Ojai Valleys are in the hazard areas as well as San Antonio Creek from Ojai to the Ventura River. The low lying areas north of Lake Casitas are also subject to liquefaction. There are other scattered locations affected by liquefaction hazard; they are usually in stream canyons, tributary to the major areas.

Many riparian (streamside or lakeside) areas could be disrupted by liquefaction in case of major shaking. These areas include (1) San Antonio and Thacher Creeks; (2) Ventura River; (3) Lake Casitas and low lying areas of the Casitas watershed; (4) the Santa Clara River and Piru Creek area; (5) Calleguas Creek including Arroyo Simi from Simi Valley to beyond Virginia Colony; (6) Arroyo Conejo from the Thousand Oaks Hill Canyon Sewage Treatment Plant through most of the Santa Rosa Valley; (7) Mugu Lagoon and coastal areas north of the lagoon which were originally tidal estuaries; and (8) coastal beach areas.

The goal, policy and program which apply to liquefaction are as follows:

2.6.1 GOAL

Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from liquefaction.

2.6.2 POLICY

Prior to the issuance of building or grading permits for essential facilities, special occupancy structures or hazardous facilities located within areas prone to liquefaction, a soils engineering and geologic-seismic analysis shall be prepared in order to assess the liquefaction potential and mitigation.

2.6.3 PROGRAM

The Liquefaction Section will be updated as part of the next update to the Hazards Appendix of the County General Plan.

2.7 SUBSIDENCE

Subsidence is any settling or sinking of the ground surface arising from surface or subsurface causes. Its usual form is a dish-shaped or bowl-shaped region of downward surface displacements. Some types of subsidence can be the result of natural processes, including natural compaction of loosely consolidated alluvium ("consolidation" refers to the gradual compression of a soil under applied load), as well as tectonics and earthquakes. Other types of subsidence are caused by human activities. In California, four types of the latter have been identified; they are named according to the action that causes the subsidence: groundwater withdrawal subsidence, oil or gas withdrawal subsidence, hydrocompaction subsidence and peat oxidation subsidence. Only the first two types are known to be causing problems in Ventura County; evidence of subsidence caused by peat oxidation or hydrocompaction (the wetting and subsequent collapse of loose soil structures) has not been found. Of all of the types, groundwater withdrawal subsidence, which generally occurs in valley areas underlain by alluvium, is the most extensive and the impacts most costly. The subsidence problem exists mainly in the Oxnard Plain area of the County.

The goal, policies and program which apply to subsidence are as follows:

2.7.1 GOAL

Minimize the risk of damage to structures from the effects of subsidence.

2.7.2 POLICIES

1. Potential subsidence shall be evaluated prior to approval of new oil or gas well drilling permits.
2. Structural design of buildings and other structures shall recognize the potential for differential settlement and subsidence.
3. No structure which is needed for public safety or emergency services shall be located where an interruption in service could result from structural failure due to subsidence. If such location in an area subject to potential subsidence is unavoidable, the structure shall be designed to mitigate the hazard.

2.7.3 PROGRAM

The County Surveyor is in the process of reobserving the entire County benchmark network for the purpose of establishing the new national vertical datum in the County. The Surveyor will coordinate with the County Planning Division to modify the appropriate sections of the Hazards Appendix after the process has been completed.

2.8 EXPANSIVE SOILS

Expansive soils are soils that have a high shrink-swell potential; such soils expand when wet and contract when dry. Wetting can occur naturally in a number of ways (e.g., rainfall, groundwater fluctuations) as well as from other sources, such as lawn watering, broken water or sewer lines, etc. Local soils can be expected to shrink or swell if they have a significant clay content. Typically, expansive soils are located in areas of moderate slope which are coincidentally the areas generally most attractive for intense, urban type uses. The movement of expansive soil may be slow, progressing over a period of years. Commonly, this movement is associated with seasonal or even longer wet/dry cycles.

Soil expansion can cause structural damage to structures, pavement and utilities in two ways. First, the expansion of the soil can cause it to heave and thus place direct pressure on a structure. Second, soil expansion can lead to the loss of support under part of a structure. This can occur during swell conditions if the saturated soil shifts due to the weight of the structure, or in dry conditions if the soil shrinks and support is withdrawn. Damage can range from the impaired functioning of doors and windows through plaster and foundation cracks to total destruction in extreme cases. Records exist of expansive soils causing damage to highways, buildings, reservoirs, swimming pools, canals and utilities of all types.

The goal and policies which apply to expansive soils are as follows:

2.8.1 GOAL

Minimize the risk of damage to structures from the effects of expansive soils.

2.8.2 POLICIES

1. In all areas except sandy beach areas, a soil test shall be required for each specific building site, and construction must conform to established standards of the County Building Code.
2. A preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, shall be submitted to the County Surveyor and Environmental Health Division for every subdivision and for each individual lot where expansive soils have been identified.
3. No habitable structures or individual sewage disposal systems shall be placed on or in expansive soils unless suitable mitigation

measures are incorporated to prevent the adverse effect of these conditions.

2.9 LANDSLIDES/MUDSLIDES

"Landslide" is a general term for the dislodging and falling of a mass of soil or rocks along a sloped surface, or the dislodged mass itself. A "mudslide" is a flow of very wet rock and soil.

The primary effects of landsliding or mudsliding can include:

- o Human injury and loss of life;
- o Abrupt depression and lateral displacement of hillside surfaces over distances of up to several hundreds of feet;
- o Disruption of surface drainage;
- o Blockage of flood control channels and transportation routes;
- o Displacement or destruction of man-made facilities such as roadways, buildings, oil and water wells, etc.

Almost all sites with potential for landsliding/mudsliding lie within the hillside and coastal areas of Ventura County. Since the primary land use within these areas is residential, the hazard primarily impacts dwellings and the associated utility facilities. The level of hazard Countywide is unknown as geologic information of sufficient detail for specific developed areas is not available.

The hazard from landsliding is also considered to exist within the areas of the County which were developed prior to present-day grading and building codes. The level of hazard cannot readily be determined without detailed investigation of individual sites. This is considered to be the responsibility of the individual property owner.

The goal, policies and program which apply to landslides/mudslides are as follows:

2.9.1 GOAL

Minimize the risk of life, injury, damage to property, and economic and social dislocations resulting from landslides/mudslides.

2.9.2 POLICIES

1. The County Public Works Agency will continue to enforce Chapter 70 (Excavation and Grading) of the Uniform Building Code to ensure that areas of landslide or hillside areas are adequately investigated and that any development incorporates appropriate design provisions to prevent landsliding.
2. Development in existing landslide/mudslide hazard areas shall not be permitted unless adequate geologic and soils engineering investigations are performed, and appropriate and sufficient safeguards are incorporated into the project design.
3. In landslide/mudslide hazard areas, there shall be no avoidable alteration of the land which is likely to increase the hazard, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and no steepening of slopes or undercutting of the bases of slopes.
4. Drainage plans which direct runoff and drainage away from unstable slopes shall be required for construction in hillside areas.

2.9.3 PROGRAM

The Landslides/Mudslides Section shall be updated as part of the next update to the Hazards Appendix of the County General Plan.

2.10 AIRPORT HAZARDS

Although airplane crashes can occur anywhere, crashes which affect life and property on the ground occur most frequently in airport approach and departure zones. Residences, schools, and other buildings occupied by people which are located in such zones are subject to an ever-present risk from airplane accidents.

Hazard zones have been identified for the three airports within the County whose hazard zones overlay unincorporated territory: the Ventura County Airport at Oxnard, the Ventura County Airport at Camarillo, and the Point Mugu Naval Air Station. These zones represent the general areas most frequently impacted by aircraft emergency or crash landing during the take-off or approach phase. They also represent the areas which, based on aircraft operations and accident probability, should be controlled for the safety of persons both on the ground and in the aircraft.

The boundaries of the hazard areas are based on landing and take-off patterns and clear zones extending beyond the runway as recommended by the Federal Aviation Administration.

For general aviation airports, the hazard zone generally extends from the end of the runway 3,500 feet in length and 1,500 feet in width, and fans out from each end of the runway to include the descent and approach aspects of the flight patterns. Open space uses are preferred in this area to ensure that options are available to pilots in emergency situations.

The goal, policies and program which apply to airport hazards are as follows:

2.10.1 GOAL

Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from airport hazards.

2.10.2 POLICIES

1. To avoid accidents, land in airport approach and departure zones shall be designated Agriculture or Open Space on the General Plan Land Use Map (Figure 3.1) and shall be limited to the following uses:
 - o Agriculture and agricultural operations.
 - o Cemeteries.
 - o Energy production from renewable resources.
 - o Mineral resource development.
 - o Public utility facilities.
 - o Temporary storage of building materials.
 - o Waste treatment and disposal.
 - o Water production and distribution facilities.
2. Development within the airport approach and departure zones shall comply with Part 77 of the Federal Aviation Regulations (objects affecting navigable airspace).
3. Private airstrips and agricultural landing fields shall be sited so as not to conflict with the flight paths of existing airports and outside of areas which would present significant hazard or an annoyance to existing or planned land uses.

2.10.3 PROGRAM

The County Department of Airports shall periodically update the County Airport Master Plans, and shall pursue the airport safety/improvement projects described in the current approved master plans.

2.11 COASTAL WAVE AND BEACH EROSION HAZARDS

Coastal wave hazards can exist at shorelines as a result of the strong and damaging wave actions that can occur during storms. Damage to properties can result from high wave run-up, wave splashes and flying debris tossed by waves breaking at the beach or on coastal structures. The County Coastline Wave Hazard Areas are identified in the Flood Insurance Rate Map for Ventura County (unincorporated areas). These areas are defined as "V" zones by the Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program (NFIP).

Numerous residences are located adjacent to the beach erosion and wave hazard areas identified by the "V" zones, and may be in danger of being destroyed or damaged as a result of being undermined by erosion or from wave and flooding damage. Most of these residences are located in the communities of Rincon, Mussel Shoals (Punta Gorda), Seacliff, Faria, Solimar and Solromar. Five parks in the Ventura County unincorporated area (Hobson County Park, Faria County Park, Emma Wood Beach Park, Point Mugu State Park and Leo Carillo State Beach) also lie within or adjacent to the Coastal Wave Hazard Area.

The erosion of coastal beaches is a very complex problem. The beach is in a perpetual state of dynamic disequilibrium, adjusting to changes in waves, currents, tides and sediment deposition. The force which moves sand along the shoreline, creating the phenomenon known as the "littoral drift", is provided by waves breaking at an angle along the beaches. The sand found on Ventura County beaches travels with the littoral drift from the northwest to southeast.

Man-made shoreline alteration can have severe effects on this natural process and must be closely monitored. Short-sighted solutions may aggravate erosion problems and pose secondary erosional impacts. Effective beach erosion management, therefore, requires a comprehensive understanding of the erosional process, as well as technically oriented, long-term management plans.

In addition to the littoral drift, there is an onshore-offshore movement of sand. Waves which are small or spaced far apart tend to move sand from the ocean bottom towards the beach, building it out. Large, closely spaced waves tend to cut back the beach and move the eroded sand seaward, forming sand bars in shallow water.

All beaches in Ventura County are subject to erosion to a certain degree. Even beaches stabilized by groins can erode, although they do so at a slower pace. Erosion will increase in the future at all beaches if sand supplies to the coast are decreased.

Intermittent portions of the County coastline are in the Beach Erosion Hazard Area. In the County unincorporated beaches, the Beach Erosion Hazard Areas are generally located at Rincon Point, Punta Gorda, Seacliff Colony, Pitas Point and Faria Colony, Solimar Beach, Bass Rock, and Solromar. The naval reservation at Point Mugu is also within the Hazard Area.

For a discussion of coastal beaches and sand dunes as a resource, refer to Section 1.10 of the Resource Chapter.

The goals, policies and program which apply to coastal wave and beach erosion hazards are as follows:

2.11.1 GOALS

1. Minimize the risk from the damaging effects of coastal wave hazards and beach erosion.
2. Reduce the rate of beach erosion.

2.11.2 POLICIES

1. All permits for seawalls, revetments, groins, retaining walls, pipelines and coastal outfalls shall be designed to mitigate wave hazards and protect against further beach erosion, and shall be referred to the County Public Works Agency to be reviewed for possible impacts on the beach area and ocean floor.
2. **Discretionary development** in areas adjacent to coastal beaches shall be allowed only if the Public Works Agency determines that wave action and beach erosion are not hazards to the proposed development, or that the hazard would be mitigated to a less-than-significant level, and that the project will not contribute significantly to beach erosion.
3. Information should be made available to property owners and residents living in coastal inundation areas to encourage participation in the Federal Flood Insurance Program.

2.11.3 PROGRAM

Ventura County will continue to participate in the **BEACON (Beach Erosion Authority for Control Operations and Nourishment)** Joint Powers Agreement, to promote beach sand replenishment and coordinate government funding efforts to fight beach erosion.

2.12 FLOOD HAZARDS

A "flood" is an overflow of water onto land that is normally dry. The most common type of flood, and the major subject of this section, is the "rainstorm-river" flood. A second major type is a "coastal" flood, resulting from a relative increase in sea level that may be caused by a storm, by a **tsunami**, or by **subsidence**. Other potential causes of floods in Ventura County include dam or levee failure, landslides and **seiches**.

The size and frequency of occurrence of a rainstorm-river flood in a particular channel depend on a complex combination of conditions, including the amount, intensity, and distribution of rainfall, previous moisture conditions, and drainage patterns. The area subject to inundation is generally referred to as the **flood plain**. The flood plain is divided into two hazard areas: (1) the **floodway**, which is the portion that carries the deep and fast-moving water (usually defined as the area needed to contain a 100-year storm flow); and (2) the **flood fringe area**, which is the remainder of the flood plain, subject to shallow, slow moving water.

The magnitude of a flood is measured in terms of its "peak" discharge, which is the maximum volume of water (in cubic feet per second) passing a point along a channel. Floods are usually referred to in terms of their frequency of occurrence, which is related to discharge; for example, the "100-year flood" for a particular channel is the size flood which has a probability of being equalled or exceeded once in 100 years. The magnitude of the flood selected by a governmental agency for planning purposes (usually 50-year or 100-year) is referred to as the **selected or regulatory flood**.

The duration and extent of a rainstorm-river flood depend on the specific physical characteristics and conditions of the watershed and the intensity and duration of the storm. Generally, in Ventura County, a flood builds up to a peak and then begins to recede, with the entire process lasting from an hour to a week, depending largely upon the size and slope of the watershed.

Flooding is a natural occurrence, with some long range beneficial effects such as replenishment of sand to beaches and of nutrients to agricultural lands. It is a hazard only because people find flood plains a desirable place to live and use. Human encroachment on flood plains can also increase the hazard: structures may obstruct the flood flow, thus increasing flood heights, and the covering of the ground with impervious surfaces (e.g., pavement) increases the rate and quantity of runoff.

The County's three major rivers (Santa Clara River, Ventura River, and Calleguas Creek) and all of their major tributaries, as well as many smaller channels, are located in unincorporated areas over much of their courses. The 100-year floodplain as defined by the Federal Emergency Management Agency (FEMA) is depicted on the Hazards Protection Maps.

Located in the 100-year flood plain of the Ventura River are the communities of Live Oak Acres, Casitas Springs and Hawthorne Acres. In addition, there are main sewer and water lines along much of the length of the Ventura River and San Antonio Creek. Most of the rest of the Ventura River watershed hazard area is undeveloped or in agriculture. The unincorporated parts of the Santa Clara River watershed flood plain are primarily in agriculture, with some undeveloped and industrially developed areas. A sewage treatment plant, along with some sewer and water lines, are located in the Calleguas Creek flood plain; otherwise, only agricultural or undeveloped land is within this flood plain.

The goals, policies and programs which apply to flood hazards areas are as follows:

2.12.1 GOALS

1. Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.
2. Design and construct appropriate surface drainage and flood control facilities as funding permits.
3. Prevent incompatible land uses and development within flood plains.

2.12.2 POLICIES

1. Land use in the floodway should be limited to open space, agriculture, or passive to low intensity recreational uses, subject to the approval of the County Flood Control District.
2. Within areas subject to flooding, the County shall require the recordation of a Notice of Flood Hazard or dedication of a flowage easement with the County Recorder for all divisions of land and discretionary permits.
3. Development shall be protected from a 100-year flood if built in the flood plain areas.
4. The design of any structures which must be constructed in flood plain areas as depicted on the Hazards Protection Maps (Figure 2) shall be governed by the County Flood Plain Management Ordinance and shall incorporate measures to reduce flood damage to the structure and to eliminate any increased potential flood hazard in the general area due to such construction.

2.12.3 PROGRAMS

1. The County Sheriff's Department Office of Emergency Services will continue to provide public education and evacuation notification and response information. It will also annually review and revise the Multihazard Functional Plan's Flood Hazard Contingency section.
2. Federal Flood Insurance Rate Map and Floodway Map information is maintained by the Public Works Agency.

3. The flood plain limits shall be reviewed annually, as required by Government Code Sec. 65302(a), by the Ventura County Flood Control District. All changes will be conveyed to the Planning Division which will process an amendment to the Hazards Protection Maps (Figure 2).

2.13 INUNDATION FROM DAM FAILURE

This section deals with the flooding which may occur as the result of structural failure of a dam. Structural failure may be caused by seismic activity, or by landslides flowing into a reservoir.

Lake Casitas and the Santa Felicia (Lake Piru) dams are the largest dams in the County. Bouquet Canyon Dam, Castaic Dam, Drinkwater Reservoir, Dry Canyon Dam, Elderberry Flood Basin, and Pyramid Dam in Los Angeles County are other large dams upstream within the Santa Clara River drainage system. Due to the locations of dams and watercourses in Ventura and Los Angeles Counties, dam inundation could occur in these areas: Santa Clara River Valley, Ventura River, Ojai Valley, Simi Valley and the Westlake area.

Other dams or reservoirs creating potential inundation problems include: Bard Reservoir (Wood Ranch), Ferro Debris Basin (Ventura County Flood Control District), Lake Eleanor, Lake Sherwood, Las Lajas Reservoir (Ventura County Flood Control), Las Virgenes Reservoir (Ventura County portion of Westlake), Matilija Dam (Ventura County Flood Control District), Potrero Dam (Westlake Village), Runkle Debris Basin (Ventura County Flood Control District), Senior Canyon Reservoir, Sinaloa Lake and Sycamore Canyon (Ventura County Flood Control District).

Because of existing development patterns and trends, particularly in the south half of the County, and the large amount of land area that is potentially subject to dam inundation, it would be infeasible to preclude future development from locating in dam inundation areas.

The goal, policies and program which apply to inundation from dam failure are as follows:

2.13.1 GOAL

Minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from inundation by dam failure.

2.13.2 POLICIES

1. Dam Inundation Maps shall be maintained by the Sheriff's Department - Office of Emergency Services.
2. Dams shall be designed and located to ensure their safety from all maximum credible seismic events.

2.13.3 PROGRAM

The County Sheriff's Department Office of Emergency Services will annually review and revise the Dam Failure Conginency section of the Multihazard Functional Plan. The Office of Emergency Services will continue to provide public information on dam failure preparedness and response.

2.14 FIRE HAZARDS

Ventura County experiences fires of a variety of types: wildland, structural, chemical, petroleum, electrical, vehicle and other human-caused material fires. Each is unique in its source of fuel, area of ignition, and degree of hazard. The Ventura County Fire Protection District constantly monitors the fire hazard in the County. There are ongoing programs for investigation and alleviation of hazardous situations.

The fire hazards section focuses on the rural or wildland areas of the County. The **fire hazard area** extends into all areas where native brush can be found growing in pure natural stands, which is most common on undeveloped hillside areas. The extreme fire hazard zone includes all areas of high brush and woodland and all steep slopes regardless of vegetation. The following areas of the County are particularly hazardous due to the length of time since the last fire, the build-up of flammable brush, and vegetation and inaccessibility:

- o Yerba Buena Road - Carlisle Canyon area,
- o Lake Sherwood area,
- o Sulphur Mountain,
- o Matilija Canyon area,
- o Los Padres National Forest and
- o Santa Monica Mountains.

On the coast, the communities of La Conchita, Seacliff and Solimar and the south coast area about the High Fire Hazard Area. The communities on the Ventura River, including Oak View, and Meiners Oaks and the community of Piru are also interspersed with, or are adjacent to, **high fire hazard areas**. Oil production and storage facilities are located in the fire hazard areas but are usually well protected.

The goals, policies and programs which apply to fire hazards are as follows:

2.14.1 GOALS

1. Minimize the risk of loss of life injury, damage to property, and economic and social dislocations resulting from fire hazards.
2. Ensure that **development in high fire hazard areas** is designed and constructed in a manner that minimizes the risk from fire hazards.

2.14.2 POLICIES

1. All **discretionary permits** shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.
2. All **discretionary permits in Fire Hazard Areas** shall be conditioned to include fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a **Fire Hazard Area**.
3. New residential subdivisions shall provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed when the proposed road conforms with the County Road Standards and when the proposed road is approved by the County Fire Chief.
4. All applicants for subdivisions, multi-unit residential complexes, and commercial and industrial complexes shall be required to obtain, prior to permit approval, certification from the Fire Protection District that adequate fire protection is available, or will be available prior to occupancy.
5. Regulations for clearance of vegetation around oil production facilities shall continue to be strictly enforced.

2.14.3 PROGRAMS

1. The County Fire Protection District is responsible for the prescribed burn program as mandated by the Vegetation Management Program (VMP) SB 1704, along with **fuel breaks** and other fire prevention measures.

2. The County Fire Protection District will continue to work cooperatively with the U.S. Forest Service, California Department of Forestry, adjacent county fire departments, and local city fire departments, towards managing wildland fires.
3. The County Fire Protection District will continue to revise, maintain, and make available to the Planning Division their historical burn area maps in conjunction with the State Division of Forestry.
4. The County Fire Protection District and Public Works Agency will continue to coordinate their street naming procedures with the cities in the County.
5. The Ventura County Sheriff's Department Office of Emergency Services will annually review and revise the County Multihazard Functional Plan's Wildland Fire Contingency section in conjunction with the County Fire Protection District. The Office of Emergency Services will continue to provide public information on emergency response notification, evacuation and sheltering due to fire.

2.15 HAZARDOUS MATERIALS AND WASTE

Hazardous Material means any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include hazardous substances, hazardous waste, and any material which a handler or the administration agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. Such material may be classified as poisons, corrosive chemicals, flammable materials, explosives and oxidizers and reactive materials or substances when tested in accordance with the State mandated criteria.

Hazardous Waste means any waste or combination of wastes, which because of its quantity, concentration, physical or chemical, infectious characteristics, (a) may either cause or significantly contribute to serious illness or death or an increase in serious irreversible or incapacitating reversible, illness, or (b) may pose a substantial present or potential threat to human health or the environment when improperly managed. These substances may be poisons, corrosive chemicals, flammable materials, explosives and oxidizers and reactive materials or substances when tested in accordance with State mandated criteria.

The basic difference between wastes and materials is the intended use. Hazardous material becomes hazardous waste when the material has been used for its original intended purpose and is now going to be discarded or recycled. In some cases, waste at one facility can be used as a raw material at another facility. In those cases, the material would be regulated under the hazardous material regulations, and not the hazardous waste regulations.

The Countywide Emergency Response Plan, which is continuously being updated, identifies specific actions to be taken and the resources available for the protection of public health and the environment in the event of accidental and/or illegal release of hazardous substances.

Several catastrophic incidents over the past 20 years involving human illnesses, loss of life and environmental destruction caused by hazardous materials and wastes, as well as gradual long term groundwater pollution from leaking dumps and tanks, have led to the enactment of hundreds of Federal and State laws which place limits and prohibitions on the way hazardous wastes are managed from the point of generation to the point of disposal. Increased regulatory requirements and the increased costs associated with the proper disposal of all classifications of waste has led to illegal disposal operations countywide. The County Planning Division has inventoried all past and current waste disposal

sites which may pose health or land use problems by adversely affecting land, water or air resources.

Proposition 65, approved by the voters in 1986, became operative January 1, 1987. Among other things it adds §25180.7 to the Health & Safety Code. Specifically, it requires each designated employee to disclose to the Board of Supervisors and to the local Health Officer any illegal discharge or threatened illegal discharge of a hazardous waste within the County of which the employee obtains knowledge in the course of his or her employment and which the employee knows is likely to cause substantial injury to the public health or safety.

Under Assembly Bill 2948 (Tanner, 1986), counties within California were required to prepare a County Hazardous Waste Management Plan (CHWMP). Ventura County's CHWMP was approved by the State Department of Health Services in January 1990. The purpose of the CHWMP is to serve as the primary planning document for hazardous waste management in the County. The plan can be obtained from the County Solid Waste Management Department.

The goals, policies and programs which apply to hazardous materials and waste are as follows:

2.15.1 GOALS

1. Minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment and disposal of hazardous materials and wastes.
2. Locate potentially hazardous facilities and operations in areas that would not expose the public to a significant risk of injury, loss of life, or property damage.

2.15.2 POLICIES

1. Hazardous wastes and materials shall be managed in such a way that waste reduction through alternative technology is the first priority, followed by recycling and on-site treatment, with disposal as the last resort.
2. Site plans for discretionary development that will generate hazardous wastes or utilize hazardous materials shall include details on hazardous waste reduction, recycling and storage.
3. Any business that handles a hazardous material shall establish a plan for emergency response to a release or threatened release of a hazardous material. The County Fire Protection District is designated as the agency responsible for implementation of this policy.
4. Applicants shall provide a statement indicating the presence of any hazardous wastes on a site, prior to development. The applicant must demonstrate that the waste site is properly closed, or will be closed before the project is inaugurated.
5. Commercial or industrial uses which generate, store or handle hazardous waste and/or hazardous materials shall be located in compliance with the County Hazardous Waste Management Plan's siting criteria.

2.15.3 PROGRAMS

1. To assure that the use of hazardous materials are in compliance with Federal, State and local safety provisions, the County Fire Protection District and Environmental Health Division will continue to limit and control the manufacture, storage and use of hazardous wastes and materials in the County through the development review process.

2. The County Environmental Health Division is responsible for the following on-going programs involving hazardous materials and waste:
 - o Monitor underground tanks to ensure that groundwater supplies are free from the intrusion of hazardous materials from that source.
 - o Respond to reports of suspected and known illegal dumping of wastes and coordinate with the District Attorney's Office in enforcement and the prosecution of known offenders.
 - o Maintain an emergency response program to deal with hazardous waste spills in conjunction with the Sheriff's Department, Fire Protection District, Highway Patrol and all city fire and law enforcement departments.
 - o Inspect all hazardous wastes generators to ensure that such wastes are properly stored and disposed of in accordance with State and local ordinances and regulations.
3. The 1986 "Right To Know Law" requires a plan for response to the release or threatened release of a hazardous material (California Health & Safety Code Section 25503.(c)). The County Fire Protection District shall be responsible for preparation, coordination and implementation of this plan.
4. County Health and Safety/Loss Prevention (General Service Agency) is responsible for monitoring hazardous materials in the work place for all County employees through the Hazardous Materials Abatement Program.
5. The County Agricultural Commissioner's Office is responsible for enforcing all pesticide regulations, issuing licenses to applicators, distributors and dealers who handle pesticides and conducting inspections of all application and distribution facilities.
6. The County Environmental Health Division will continue to work with the appropriate State agencies to assess the public health and environmental impacts of identified waste disposal sites in the County, including abandoned and illegal sites.
7. The County Sheriff's Department Office of Emergency Services, in cooperation with the County Fire Protection District will annually review and revise the County Multihazard Plan's Major Hazardous Materials Incident Contingency section.
8. The County Solid Waste Management Department will maintain a County Hazardous Waste Management Plan that includes goals, policies, programs and an implementation schedule for management of hazardous waste for action by the County and the ten cities.
9. The County Sheriff's Department Office of Emergency Services, will coordinate with local, State and Federal agencies regarding off shore oil incidents and annually update the County Multihazard Functional Plan's Off Shore Oil Incidents Contingency section.
10. The Environmental Health Division is responsible to implement the requirements of Division 20, Article 8, Section 25180.7(c) (Health and Safety Code), involving any illegal discharge or threatened illegal discharge of a hazardous waste within the County.
11. The Solid Waste Management Department and the Environmental Health Division will continue to coordinate with the Ventura Regional Sanitation District and local cities on the Household Hazardous Waste Program, which involves a) the collection of unused household products and pesticides that are considered hazardous, and b) a

community education program on the safe use and disposal of household chemical products.

2.16 NOISE

For purposes of this Plan, "noise" can be defined as any sound whose intensity (in terms of volume, pitch or duration) at the point of human perception has the potential to stress or damage the organs of human hearing or to cause unwanted or unhealthy physiological effects, or is otherwise considered unwanted or annoying by the listener. The effects of noise accumulate over time, so it is necessary to deal not only with the intensity of sound but also the duration of human exposure to the sound.

Noise can be annoying and physically harmful to human beings and to animals. Human exposure to intense noise can result in irreversible hearing damage, and has been linked to other physiological effects including headaches, nausea, irritability, constriction of peripheral blood vessels, changes in heart and respiratory rates and in glandular and gastrointestinal activity and increased muscular tension. The effects of noise exposure in residential environments can include coughs and hoarseness caused by the strain of shouting above the noise. Noise can also affect accuracy at work, and has been found to be linked to job-related accidents and absenteeism.

High levels of noise can have effects on animals that are similar to those on humans, in terms of tissue damage, changes in blood pressure and chemistry, and hormonal changes. Hatching failures (in birds) and other changes in reproductive processes have also been reported. Additional effects on wildlife can include panicking, disruption of breeding and nesting behavior, birth defects, changes in migratory patterns, and even changes in the size of bodily organs. Noise can also mask animals' auditory signals and interfere with some animals' communication of necessary information. Adverse effects of noise on farm animals can include changes in milk production, incubation behavior, mating behavior, and animal size and weight.

Noise can also have adverse effects on materials and structures, particularly as a result of sonic booms and related aircraft noises. These aircraft generated noises can excite buildings to vibrate and can break windows and crack plaster.

While any number of individual measures have been proposed, mitigation measures for identifiable noise problems fall into three categories:

- o Reduction of the noise at its source.
- o Modification of the path of the noise.
- o Reduction of noise at the receiver with various types of insulation.

Noise is directly associated with human activity, and is primarily a function of traffic, machinery and airports. On a generalized basis, motor vehicles, as a group, are the most pervasive contributors to urban noise, while aircraft, railroads and certain high intensity industrial noise generators may produce the most aggravated community annoyance reactions. Due to wide distribution and the types of machinery used, industrial sources are the second greatest noise generator. Airports are regarded as the third greatest noise generator. Other significant noise sources are powered gardening equipment, amplified music, power tools and air conditioners.

Land uses considered **noise sensitive uses** include residential, educational, and health facilities, research institutions, certain recreational, and entertainment facilities (typically, indoor theaters and parks for passive activities) and churches. Uses considered less sensitive to noise include commercial, and industrial facilities and certain noise-generating recreational facilities such as playgrounds and gymnasiums.

The goal, policies and programs that apply to noise are as follows:

2.16.1 GOAL

To protect the health, safety and general welfare of County residents by elimination or avoidance of adverse noise impacts on existing and future noise sensitive uses.

2.16.2 POLICIES

1. All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards. The analysis shall provide documentation of existing and projected noise levels at on-site and off-site receptors, and shall recommend noise control measures for mitigating adverse impacts.
 - (1) Noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that:
 - a. Indoor noise levels in habitable rooms do not exceed CNEL 45.
 - b. Indoor noise levels in bedrooms do not exceed 60 dB(A) maximum.
 - c. Outdoor noise levels do not exceed CNEL 60 or L_{eq1H} of 65 dB(A) during any hour.
 - (2) Noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that:
 - a. Guidelines a and b above are adhered to.
 - b. Outdoor noise levels do not exceed L_{10} of 60 dB(A).
 - (3) Noise sensitive uses proposed to be located near airports:
 - a. Shall be prohibited if they are in a CNEL 65 or greater, noise contour.
 - b. Shall be permitted in the CNEL 60 to CNEL 65 noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 or less.
 - (4) Noise generators proposed to be located near any noise sensitive use shall incorporate noise control measures so that outdoor noise levels at the noise receptor do not exceed:
 - a. L_{eq1H} of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.
 - b. L_{eq1H} of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.
 - c. L_{eq1H} of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.

2. Discretionary development which would be impacted by noise or generate noise which cannot be reduced to meet the standards prescribed in Policy 2.16.2-1., shall be prohibited. This policy does not apply to noise generated during the construction phase of a project if overriding considerations are adopted by the decision-making body.
3. The priorities for noise control shall be as follows:
 - (1) Reduction of noise emissions at the source.
 - (2) Attenuation of sound transmission along its path, using barriers, landforms modification, dense plantings, and the like.
 - (3) Rejection of noise at the reception point via noise control building construction, hearing protection or other means.
4. The Building and Safety Division shall continue to enforce Appendix Chapter 35 of the Uniform Building Code (UBC) and UBC Appendix 3501 of the Ventura County Building Code for the purposes of protecting persons within new hotels, motels, apartment houses, and dwelling units from effects of excessive noise including external community noise.

2.16.3 PROGRAMS

1. The Oxnard and Camarillo Airport Master Plans recommend the preparation of noise abatement plans, the formation of local noise abatement committees with input from local citizens, and distribution of a periodic newsletter documenting noise abatement policies to aircraft operators and other interested parties. The airport plans also recommend periodic sampling measurements and updating of the CNEL noise model parameters, and discussion of alternative approaches for noise abatement.

In addition, the Oxnard plan recommends publication of a map of recommended noise abatement flight tracks and operating procedures, for distribution to area airports and other interested parties.

2. The Public Works Agency will continue to work with CalTrans and City transportation offices to optimize signal timings and arterial stop sign location so that stop-go truck traffic is minimized in areas surrounded by noise-sensitive uses.
3. The noise goals, policies and programs, as well as the noise appendix, will be reviewed as part of the Planning Division's annual review of this General Plan.
4. The Public Works Agency will prepare a proposal for consideration by the Board of Supervisors to study the feasibility of constructing noise barriers in areas containing existing noise sensitive uses which are or will be significantly impacted by traffic noise.

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3. LAND USE

The purpose of the Land Use Chapter is to set goals, policies and programs to guide future growth and development in the unincorporated area of Ventura County in a manner consistent with State legal mandates and requirements and in a manner consistent with the goals and quality of life desired by Ventura County citizens. The policies of the Land Use Chapter provide the basis for all decisions related to the use of the land and the further expansion of the various communities within the County. They also provide the basis for the establishment of zoning and subdivision regulations, the review of capital improvement programs, the development of housing and redevelopment programs, and other programs related to land use.

In accordance with Section 65302(a) of the Government Code, the Land Use Chapter of the General Plan identifies the goals, policies and programs which guide the distribution, general location and extent of uses of land for housing, business, industry, open space, including agriculture, and other categories of public and private uses of land in the County. This Chapter also establishes the standards of population density and building intensity for various land use designations covered by the plan.

To avoid duplication of material presented in other chapters of this General Plan, not all of the issues listed in Section 65302(a) are included in this chapter. The goals, policies and programs which apply to natural resources and scenic beauty are addressed in the Resources Chapter. The goals, policies and programs which apply to areas subject to flooding are addressed in the Hazards Chapter. The goals, policies and programs which apply to solid and liquid waste disposal facilities, education, recreation, and other public buildings and grounds are addressed in the Public Facilities and Services Chapter.

This Chapter also includes the goals, policies, and programs governing open space as required by Sections 65302(e) and 65560 et seq. inclusive of the Government Code. Furthermore, this Chapter includes the goals, policies, and programs governing housing as required by Sections 65302(c) and 65580 et seq. of the Government Code.

The specific goals, policies and programs are listed under the major headings of General, Land Use Designations, Population and Housing, and Employment and Commerce/Industry. The official General Land Use Maps are not physically bound as part of this text, but are presented as companion materials accompanying the text. For reference purposes, these maps are identified as Figure 3.1.

The Land Use Appendix summarizes the land use designations, the acreages for each designation, and the corresponding population densities and building intensities for each. The tables in the Appendix include the land use designations for the incorporated and unincorporated areas for use in comprehensive Countywide programs such as air quality management, and water quality management planning, solid waste planning, transportation planning and housing planning. The tables are based on the General Land Use Map included in this Plan, as well as the currently-adopted land use plan maps from each city General Plan and currently-adopted County Area Plans.

3.1 GENERAL GOALS, POLICIES AND PROGRAMS

The following general goals, policies, and programs apply to land use:

3.1.1 GOALS

1. Ensure that the County can accommodate anticipated future growth and **development** while maintaining a safe and healthful environment by preserving valuable natural resources, guiding development away from hazardous areas, and planning for adequate public facilities and services. Promote planned, well-ordered and efficient land use and **development** patterns.

2. Promote the establishment of reasonable city boundaries and Spheres of Influence and prevent step-out urban development.
3. Promote appropriate and orderly growth and development while protecting desirable existing land uses and a desired quality of life.
4. Ensure that land uses are appropriate and compatible with each other, and guide development in a pattern that will minimize land use conflicts between adjacent land uses.
5. Ensure that Countywide growth and development is consistent with the Guidelines for Orderly Development.

3.1.2 POLICIES

1. *General Land Use Maps:* The goals and locational criteria set forth in this Chapter are general guidelines for determining whether land should be within a particular land use designation depicted on the General Land Use Maps (Figure 3.1). The land use designation applied to a specific parcel of land shall be as designated on the General Land Use Maps, whether or not such parcel meets all of the applicable criteria.

The General Land Use maps cover the mainland only. Anacapa Island is designated "Open Space" and San Nicholas Island is designated "State or Federal Facility."

2. *Consistency of Zoning:* Zoning shall be consistent with the General Land Use Maps (Figure 3.1) and the Zoning Consistency Matrix (Figure 3.2). Where the zoning and subdivision criteria applicable to a particular land use category require a specific subzone, zoning shall be considered consistent with such land use category only if the specified subzone is adopted. To determine the appropriate zone and subzone designation (from among those consistent with the appropriate land use designation), the following factors shall apply:
 - o Recognizing the desirability of retaining existing uses and densities on the subject land;
 - o Recognizing the desirability of accommodating anticipated uses on the subject land;
 - o Maintaining continuity with neighboring zoning designations, land uses and parcel sizes;
 - o Implementing the recommendations of any specific zoning and land use studies of the area in question;
 - o Recognizing and addressing the presence and significance of resources and hazards; and
 - o Evaluating the ability to provide public services and facilities.
3. *Consistency of Land Use:* Any land use shall be deemed consistent with the General Plan if it is permitted under a zoning designation which is consistent with Policy Number 2 above, and if the land use does not conflict with any other policy of the County General Plan.
4. *Area Plans:* Plans for specific geographic subareas of the County may be adopted as part of the County General Plan. Area Plans shall be consistent with the General Land Use Map, although the Area Plans may be more specific. Figure 3.3 indicates the areas covered by the Area Plan maps.

5. *Building Intensity and Population Density:*

- o For Area Plans, the building intensity and population density standards which appear in each respective plan shall apply to lands covered by the Area Plan maps, except for affordable/elderly housing developments which are eligible for density bonuses as specified in Article 16 of the County Zoning Ordinance.
- o For Existing Communities (as defined and discussed in Section 3.2), the building intensity and population density standards shall be as specified on the tables which accompany each Existing Community map contained in this Chapter (Figures 3.7 through 3.22).
- o For all other unincorporated areas, the building intensity and population density standards shall be as specified in Figure 3.4.

6. *Minimum Parcel Size:* Except as provided below, subdivisions of land shall meet the minimum parcel size requirements established by Figures 3.1 and 3.2, by the applicable Zoning Compatibility Matrix established by the respective Area Plans or by Figures 3.7 through 3.22 (Existing Communities).

- o The suffix "Av" (for "average") may be added to any zone consistent with the above designations to allow individual lots within a subdivision to fall below the minimum parcel size requirements, provided that the collective average size of the parcels created meets the minimum size requirement, and provided that no individual parcel created is smaller in area than 80 percent of the minimum.
- o Affordable/Elderly Housing developments which are eligible for density bonuses as specified in Article 16 of the County Zoning Ordinance may be granted a reduction from the minimum parcel size requirements in accordance with the provisions of Article 16.
- o Parcels for public purposes such as, but not limited to, fire, police, water wells, flood control and other public health and safety facilities, are exempt from these minimum parcel size requirements.

7. *Nonconforming Parcel Size:* The use or development of a parcel which is a legal lot for the purposes of the County Subdivision Ordinance, but which fails to meet the minimum parcel size requirements of the applicable land use category, shall not be prohibited solely by reason of such failure. However, this policy shall not be construed to permit the subdivision of any parcel into two or more lots if any of the new lots fails to meet the minimum parcel size requirements.

8. *Interpretation of Boundaries:* Because of the scale of the General Land Use, Area Plan and Existing Community maps, it is not always possible to show boundaries of land use designations precisely enough to exactly represent property lines or geographic features. Where the precise location of boundaries depicted on the General Land Use, Area Plan or Existing Community Map is uncertain, the Planning Director is authorized to resolve the uncertainty. The Map lines or boundaries should follow natural or man-made boundaries. Where the scheme of the map in the immediate area in question is to follow a certain type of natural or man-made boundary, the uncertainty should be resolved consistently with that scheme. The following list contains examples of natural or man-made boundaries:

- o water courses,
- o ridge lines,

- o toes of slopes,
 - o lines marking changes in vegetation,
 - o lines marking changes in slope,
 - o parcel boundaries,
 - o roads,
 - o rail lines,
 - o utility corridors,
 - o lines separating different land uses,
 - o lines marking the separation between a group of large lots from a group of small lots, and
 - o lines marking features or designations referenced in the definitions and criteria of the various land use categories.
9. *Concurrent Processing:* Zone changes, if necessary, shall be processed concurrently with General Plan Amendments to assure zoning consistency.
10. *Variances:* Variances to minimum parcel size requirements and building intensity standards, height and setback standards applicable to a given property may be granted provided that all of the following conditions are met:
- (1) There are special circumstances or exceptional characteristics applicable to the subject property with regard to size, shape, topography, location, or surroundings, which do not apply generally to comparable properties in the same vicinity and land use designation;
 - (2) Granting the requested variance will not confer a special privilege inconsistent with the limitations upon other properties in the same vicinity and land use designation;
 - (3) Strict application of the minimum parcel size requirements and building intensity standards as they apply to the subject property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such requirements and standards; and
 - (4) The granting of such variances will not be detrimental to the public health, safety, or general welfare, nor to the use, enjoyment or valuation of neighboring properties.
- Any such variance shall be processed in the same manner and subject to the same standards as a variance respecting zoning regulations.
11. *Guidelines for Orderly Development:* Discretionary development shall be consistent with the Guidelines for Orderly Development.

3.1.3 PROGRAMS

Greenbelt Agreements: In order to maintain the integrity of separate, distinct cities and to prevent inappropriately placed development between city boundaries, some cities and the County have entered into joint **greenbelt agreements**. These agreements protect open space and agricultural lands and reassure property owners located within these areas that land will not be prematurely converted to uses which are incompatible with agriculture or open space uses. In addition, the **greenbelt agreements** reinforce the County Guidelines for Orderly Development. Traditionally, agreements have been executed as joint or co-adopted resolutions by mutually interested cities and, in cases where the County is a party to it, by the Board of Supervisors.

Greenbelt agreements have been adopted for the following areas:

- o between the cities of Ventura and Santa Paula,
- o between the cities of Santa Paula and Fillmore,

- o between the cities of Oxnard and Camarillo,
- o east of the City of Camarillo for the westerly portion of the Santa Rosa Valley, and
- o Tierra Rejada Valley.

Additional **greenbelt** agreements should be considered by the County and the appropriate cities for the following respective areas:

- o between Fillmore and the Los Angeles County Line (excluding the Community of Piru),
- o Las Posas Valley,
- o Hidden Valley,
- o between Ventura and Oxnard,
- o westerly of Oxnard to Harbor Blvd.,
- o Upper Ojai Valley, and
- o between Moorpark and Simi Valley north of Highway 118.

3.2 LAND USE DESIGNATIONS

Six basic land use designations are utilized on the General Land Use Map: *Urban, Existing Community, Rural, Agricultural, Open Space, and State and Federal Facilities*. In addition, the General Land Use Map includes an overlay designation of *Urban Reserve*. These designations are defined as follows:

- o The *Urban* land use designation is utilized to depict existing and planned urban centers which include commercial and industrial uses as well as residential uses where the building intensity is greater than one dwelling unit per acre.

This designation has been applied to all incorporated lands within a city's Sphere of Influence as established by the Local Agency Formation Commission (LAFCO), and unincorporated urban centers within their own Areas of Interest.

- An *Unincorporated Urban Center* is an existing or planned community which is located in an Area of Interest where no city exists. The unincorporated urban center represents the focal center for community and planning activities within the Area of Interest. For example, the Community of Piru represents the focal center in the Piru Area of Interest.
- An *Area of Interest* is a major geographic area reflective of community and planning identity. Within each Area of Interest there should be no more than one city or Unincorporated Urban Center, but there will not necessarily be a city or Unincorporated Urban Center in each Area of Interest. Figure 3.5 shows the current Area of Interest boundaries for the County.
- A *Sphere of Influence*, as used in this General Plan, is an area determined by LAFCO to represent the "probable" ultimate boundary of a city (LAFCO also recognizes Spheres of Influence for special districts, which are not discussed in this Chapter). The adoption of Spheres of Influence is required by Government Code Section 56425.

- o The *Existing Community* designation identifies existing urban residential, commercial or industrial enclaves located outside Urban designated areas. An Existing Community may include uses, densities, building intensities, and zoning designations which are normally limited to Urban designated areas but do not qualify as urban centers. This designation has been established to recognize existing land uses in unincorporated areas which have been developed with urban building intensities and urban land uses; to contain these enclaves within specific areas so as to prevent further expansion; and to limit the building intensity and land use to previously established levels.
- o The *Rural* designation identifies areas suitable for low-density and low-intensity land uses such as residential estates of one acre or greater

parcel size and other rural uses which are maintained in conjunction with agricultural and horticultural uses or in conjunction with the keeping of farm animals for recreational purposes.

The designation of areas for Rural land uses is intended to accommodate the need for low density rural residential development, which, in conjunction with the higher density development of the Urban designated land uses, will provide a full range of residential environments.

The areas considered for inclusion in the Rural designation are existing clusters of rural development and areas deemed appropriate for future rural residential development.

- o The *Agricultural* designation is applied to irrigated lands which are suitable for the cultivation of crops and the raising of livestock.

Because of the inherent importance of agriculture as a land use in and of itself, agriculture is not subsumed under the Open Space land use designation, but has been assigned a separate land use designation.

- o The *Open Space* designation encompasses land as defined under Section 65560 of the State Government Code as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or State open-space plan as any of the following:

- Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands not designated agricultural; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

For purposes of the County General Plan, "open space" also includes the following:

- Open space to promote the formation and continuation of cohesive communities by defining the boundaries and by helping to prevent urban sprawl.
- Open space to promote efficient municipal services and facilities by confining urban development to defined development areas.
- o The *State or Federal Facility* land use designation is included on the General Land Use Map to recognize Federal or State facilities, excluding

forest and park lands, over which the County has no or limited land use authority. Areas so designated include lands under Federal or State ownership on which governmental facilities are located.

- o The *Urban Reserve* overlay designation is applied to all unincorporated land within a city's adopted Sphere of Influence. Although LAFCO has determined these areas to be appropriate for eventual annexation and urbanization, the Urban designation was not applied to all lands within the LAFCO sphere boundaries because it could result in urban development being permitted without annexation. Accordingly, unincorporated lands within spheres have been designated under this General Plan as Existing Community, Rural, Agricultural or Open Space. Under these designations, therefore, more intense development could not occur on affected lands until they are annexed.

The following goals and policies apply to land use designations:

3.2.1 GOALS

1. URBAN:

- (1) Recognize areas within the County planned for urban development which are currently incorporated or which are candidates for future incorporation.
- (2) Confine urban development to land in or adjacent to identified urban centers and maintain open space between urban areas.
- (3) Discourage outward expansion of urban development when suitable developable areas exist within identified urban centers.

2. EXISTING COMMUNITY:

Recognize and confine existing urban enclaves which are outside Urban designated areas, even though the enclaves may include uses, densities, and zoning designations normally limited to Urban designated areas.

3. RURAL:

Recognize and plan for low density rural residential and recreational development, while preserving resources, avoiding hazards, and providing adequate public facilities and services.

4. AGRICULTURAL:

- (1) Identify the farmlands within the County that are critical to the maintenance of the local agricultural economy and which are important to the State and Nation for the production of food, fiber and ornamentals.
- (2) Preserve and protect agricultural lands as a nonrenewable resource to assure their continued availability for the production of food, fiber and ornamentals.
- (3) Maintain agricultural lands in parcel sizes which will assure that viable farming units are retained.
- (4) Establish policies and regulations which restrict agricultural land to farming and related uses rather than other development purposes.
- (5) Restrict the introduction of conflicting uses into farming areas.

5. OPEN SPACE:

- (1) Preserve for the benefit of all the County's residents the continued wise use of the County's renewable and nonrenewable resources by limiting the encroachment into such areas of uses which would unduly and prematurely hamper or preclude the use or appreciation of such resources.
- (2) Acknowledge the presence of certain hazardous features which urban development should avoid for public health and safety reasons, as well as for the possible loss of public improvements in these areas and the attendant financial costs to the public.
- (3) Retain open space lands in a relatively undeveloped state so as to preserve the maximum number of future land use options.
- (4) Define urban areas by providing contrasting but complementary areas which should be left generally undeveloped.
- (5) Recognize the intrinsic value of open space lands and not regard such lands as "areas waiting for urbanization."

6. STATE AND FEDERAL FACILITIES:

- (1) Recognize lands devoted to governmental uses which are under the authority of the State or Federal government and over which the County has no effective land use jurisdiction.
- (2) Encourage proper planning of governmental lands so that uses on these lands are compatible with existing and planned uses on adjacent privately owned lands.

7. URBAN RESERVE:

Acknowledge the interests of cities and recognize the LAFCO adopted Spheres of Influence as areas in which urbanization will occur under the cities' authority.

3.2.2 POLICIES

1. URBAN:

- (1) The Urban land use designation shall include existing incorporated lands within a city's Sphere of Influence, and unincorporated urban centers within their Areas of Interest. No more than one city or unincorporated urban center shall be designated within an adopted Area of Interest.
- (2) The appropriate zoning, maximum residential building intensity, and the minimum parcel size consistent with the Urban land use designation for unincorporated land shall be that allowed by the adopted Area Plan.

2. EXISTING COMMUNITY:

- (1) The Existing Community designation shall include existing unincorporated urban enclaves located outside cities and unincorporated urban centers.
- (2) The Existing Community designation may recognize the range of zones present in the area, be they residential, commercial, or industrial, as well as the range of existing population densities and building intensities. The appropriate zoning, population densities, and building intensities shall be that allowed by the adopted Area Plan, or Existing Community Zoning Map (Figures 3.7 - 3.22) where no Area Plan exists. Because of the degree of specificity on the Existing Community Zoning Maps,

any zone change within an Existing Community covered by a Zoning Map shall require a General Plan amendment.

3. **RURAL:**

- (1) Lands designated Rural are those located outside areas designated Urban or Existing Community which are deemed suitable and appropriate for low-density rural residential or recreational development.
- (2) The smallest minimum parcel size consistent with the Rural land use designation is one acre. Subzones may require larger minimum parcel sizes.

4. **AGRICULTURAL:**

- (1) The Agricultural land use designation shall primarily include lands which are designated as Prime Farmlands, Farmlands of Statewide Importance or Unique Farmlands in the State's Important Farmland Inventory (IFI), although land may not be designated Agricultural if small areas of agricultural land are isolated from larger blocks of farming land (in such cases, the agricultural land is assigned to the Open Space or Rural designation of the surrounding properties).
- (2) The smallest minimum parcel size consistent with the Agricultural land use designation is 40 acres. Subzones may require larger minimum parcel sizes.

5. **OPEN SPACE:**

- (1) Open Space should include areas of land or water which are set aside for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and important watershed lands.
- (2) Open Space should also include areas set aside for managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands not otherwise designated Agricultural; areas required for the recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- (3) Open Space should also include areas within which recreational activities can be pursued, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- (4) Open Space should also include areas of land or water which are set aside for public health and safety, thereby safeguarding humans and property from certain natural hazards, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

- (5) Open Space should also include undeveloped natural areas surrounding urban-designated areas which have been set aside to define the boundaries of the urban-designated areas, to prevent urban sprawl, and to promote efficient municipal services and facilities by confining the areas of urban development.
- (6) The smallest minimum parcel size consistent with the Open Space land use category is 10 acres. Subzones may require larger minimum parcel sizes.
- (7) The minimum parcel size for Open Space properties contiguous with the Agricultural land use designation shall be 20 acres.

6. **STATE OR FEDERAL FACILITY:**

- (1) The State or Federal Facility land use designation shall include State or Federally owned lands on which a significant governmental use is located, and which are under the control of the State or Federal government and, therefore, effectively beyond the land use jurisdiction of the County.
- (2) Whenever land designated State or Federal Facility is transferred to a private party or another public entity, the land shall be redesignated to an appropriate land use designation through the General Plan Amendment process.

7. **URBAN RESERVE:**

- (1) The Urban Reserve overlay designation shall be applied to all unincorporated land within a city's adopted Sphere of Influence.
- (2) Applicants for General Plan amendments, zone changes, and discretionary development should apply to the appropriate city and shall be discouraged from applying to the County.

3.3 POPULATION AND HOUSING

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan [Government Code Section 65302(c)]. The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals (including quantified objectives), policies, and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the County (Section 65583).

The guidelines adopted by the Department of Housing and Community Development are also to be considered in the preparation of the Housing Element (Section 65585). Periodic review of the Element is required to evaluate: (1) the appropriateness of its goals, policies and programs in contributing to the attainment of the State housing goals; (2) its effectiveness in attaining the County's housing goals and objectives; and (3) the progress of its implementation (Section 65588). The Population and Housing Section of the Land Use Chapter and Appendix of the County General Plan is intended to fulfill the requirements of State law regarding Housing Elements.

The following goals, policies and programs apply to population and housing:

3.3.1 GOALS

- 1. **Population and Dwelling Unit Forecasts:** Monitor the rate and distribution of growth within the cities and unincorporated area of the County, and ensure that the population and dwelling unit forecasts of the County General Plan are periodically updated and are consistent with the cities' and County's General Plans and the ability to provide adequate public facilities and services.

2. *Consistency with Public Facilities and Services Capacity:* Ensure that the rate and distribution of growth within the County does not exceed the capacity of public facilities and services to meet the needs of the County's population and to protect the public health, safety, and welfare.
3. *Housing Preservation:* Preserve the condition of the existing housing stock and the continuing affordability of currently affordable units:
 - (1) Encourage the physical maintenance of the existing standard housing stock (28,140 units), especially mobile homes (1,591 units) in mobile home parks and multi-family rental units (2,991 units).
 - (2) Assure, where feasible, the continued affordability of the existing affordable housing stock.
 - (3) Assure, where feasible, that affordable housing in the Coastal Zone is replaced when demolished or converted.
4. *Housing Rehabilitation:* Improve the condition of existing substandard housing and housing otherwise in need of rehabilitation:
 - (1) Continue and expand existing housing rehabilitation programs:
 - o Initiate the rehabilitation of the dwelling units which do not have plumbing.
 - o Identify additional "target areas" where rehabilitation of housing units would be beneficial.
 - (2) Promote the improvement of housing by supporting existing energy conservation and weatherization programs.
5. *Housing Opportunities:* Increase housing opportunities for persons of all income levels, with special emphasis on low and moderate income persons, including the elderly, single-headed households, large families, farmworkers, handicapped and homeless:
 - (1) Strive to attain and maintain at least a 2.54% market vacancy rate in both rental and ownership housing.
 - (2) Promote 15,831 upper income housing units Countywide, and provide 1,489 privately constructed, upper income housing units in the unincorporated area of Ventura County between January 1988 and July 1994.
 - (3) Promote 8,325 moderate income housing units Countywide, and provide 732 privately constructed, moderate income housing units in the unincorporated area of Ventura County between January 1988 and July 1994.
 - (4) Promote 7,214 low income housing units Countywide, and provide 853 low income housing units in the unincorporated area of Ventura County between January 1988 and July 1994.
 - (5) Promote 5,686 very low income housing units Countywide, and provide 623 very low income housing units in the unincorporated area of Ventura County between January 1988 and July 1994.
 - (6) Facilitate the construction of housing which is suited to the needs of other low income groups (i.e., farmworkers, elderly, handicapped, single-headed families, large families or homeless) both Countywide and within the unincorporated areas of the County.
 - (7) Assist low and moderate income households to purchase or rent homes.

- (8) Provide affordable housing opportunities in the unincorporated areas of the Coastal Zone.
- 6. *Housing Diversity:* Promote a diversity of housing types, tenure, and price:
 - (1) Increase the number of multi-family rental units in areas which have a disproportionately high percentage of single-family housing units.
 - (2) Strive for an equal distribution of housing types and prices throughout the unincorporated County.
 - (3) Promote the utilization of manufactured homes in the unincorporated County.
- 7. *Housing Equality:* Promote housing opportunities for all persons regardless of race, religion, sex, marital status, age, ancestry, national origin, color, or socio-economic status:
 - (1) Attempt to eliminate discrimination in housing by supporting Federal, State and local fair housing laws and policies.
- 8. *Area Plans and Other County Policies:* Ensure that the Population and Housing Section of the County General Plan and new housing **developments** are consistent with the **goals, objectives and policies** of the various Area Plans and other County adopted plans and **policies**, and ensure that Area Plans are consistent with the **goals, objectives and policies** of the Population and Housing Section of the County General Plan.
- 9. *Housing Section Update:* Ensure that the Population and Housing Section of the County General Plan is kept current by updating population data on an ongoing basis by reassessing the **goals, objectives and policies** of the Population and Housing Section, and evaluating the effectiveness of the Section's programs every five years.

3.3.2 POLICIES

- 1. *Use of Forecasts:* The population and dwelling unit forecasts (Figures 3.23 through 3.25) do not constitute absolute ceilings for growth in the various subareas of the County. However, they do constitute a framework for general growth patterns and provide a means of evaluating the cumulative effect of projects within each subarea and in the County as a whole. Any project or combination of projects which would cause the forecasts to be exceeded in a given forecast year of a given subarea shall be reviewed to ensure that growth does not exceed the capacity of the public facilities or public services. The purpose of the forecasts is not to impose artificial limits on the rate or form of growth, but to provide a logical basis for planning public facilities and services, and to assist public decision-making bodies in ensuring that public needs will be addressed and accommodated in a comprehensive and long-term manner.
- 2. *Housing Preservation:*
 - (1) Existing residentially developed neighborhoods shall not be designated under Area Plans to land uses which would eliminate or degrade the existing housing stock.
 - (2) Low and moderate income rental housing located in the Coastal Zone shall be replaced when four or more such units are converted or demolished.

- (3) The County shall cooperate with the Area Housing Authority in its efforts to preserve the existing housing stock.
3. *Housing Rehabilitation:* The County shall coordinate its housing rehabilitation programs with those of other public and private agencies.
4. *Housing Opportunities and Diversity:*
- (1) As Area Plans are developed or updated, they shall attempt to accomplish the following to encourage greater housing opportunities:
- o Increase density, where appropriate, to reduce the cost of land per unit.
 - o Ensure an appropriate mix of residential densities (i.e., multi-family as well as single-family densities).
 - o Redesignate, where appropriate, any commercial, industrial or public land which has been determined to be surplus, to a residential land use designation in order to increase the land available for housing.
 - o Discourage the conversion of existing residentially developed or designated areas to other land uses.
 - o Ensure that there is enough residential land to meet planned employment opportunities and that there is a balanced amount of commercial, industrial and residential land use designations.
 - o Develop a Master Environmental Assessment or Environmental Impact Report for the area encompassed by the Area Plan which could reduce processing time associated with subsequent environmental documents for residential projects.
- (2) The County shall give priority in providing housing assistance to those groups with demonstrated special needs, such as the elderly, handicapped, large families, single-headed households, farmworkers and the homeless.
- (3) Surplus County-owned land shall be evaluated for its suitability for low income housing. If suitable, such land shall first be made available to the Area Housing Authority.
- (4) The County shall continue to offer a 25% density bonus for those residential projects which provide a minimum of 20% of the units for lower income households; 10% of the units for very low income households or 50% of the units for senior households. These units should have a strict resale or rental control attached to them.
- (5) The County shall continue to offer a 25% density bonus for condominium conversion projects which provide a minimum of 33% of the units to moderate income households or 15% of the units for lower income households. These units should have a strict resale control attached to them.
5. *Housing Equality:*
- (1) The County shall continue to promote equal opportunity in the housing market for all persons regardless of race, color, religion, sex, age, marital status, ancestry or national origin, employment, physical condition, family size or other arbitrary factors.

- (2) The County shall continue to encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and the sale or rental of housing.

6. *Area Plans and Other County Policies:*

- (1) As Area Plans are developed or updated, they shall be consistent with the goals and policies of the Housing Section of the County General Plan.
- (2) The goals, objectives, and policies of the Area Plans and other adopted County plans and policies shall be considered at the time of permit application for housing development, especially with regard to the following:
 - o Consistency with adopted regional population forecasts.
 - o Balance of residential development with employment opportunities.
 - o Preservation and conservation of natural resources and agricultural lands.
 - o Recognition of environmental hazards and constraints.
 - o Preservation and promotion of community character.
 - o Availability of existing and planned infrastructure and urban services.

7. *Housing Section Update:* In accordance with State law, the Housing Section of the General Plan shall be revised every five years, or as necessary. The entire Housing Section and Land Use Appendix shall be reviewed as necessary to identify changes in the County's housing programs that may be appropriate based upon changing needs or priorities.

3.3.3 **PROGRAMS**

An attempt has been made not to duplicate programs under separate headings. For example, some programs which will provide "housing opportunity" would also add to "housing diversity", but have not been repeated. It is recommended, therefore, that all programs be reviewed to gain an understanding of how the programs interrelate and how, together, they will bring Ventura County closer to attaining its housing goals and objectives.

1. *Population and Dwelling Unit Forecasts:* The County Planning Division shall continue to update the population and dwelling unit forecasts of the County General Plan periodically, in consultation with the cities, and subject to the approval of the Board of Supervisors. The County General Plan shall be updated as necessary to incorporate the updated forecasts and to revise County goals, policies, and programs as necessary.
2. *Population and Dwelling Unit Monitoring Program:* The County Planning Division shall monitor population and dwelling unit growth to evaluate consistency of actual development patterns with adopted forecasts for the various subareas of the County. In cases where it appears that discretionary development would individually or cumulatively exceed the forecasts in a given subarea of the County, the Planning Division shall bring the information to the attention of the policy body.

3. *Housing Preservation:*

- (1) The Resource Management Agency (Planning, Building and Safety, Environmental Health) shall continue the enforcement of zoning, building and safety and public health codes on a complaint or voluntary request basis, and shall improve the communication regarding these matters with the Area Housing Authority, in order to help preserve the existing housing stock.
- (2) The Chief Administrative Office (Community Development/Special Projects Unit), with the help of the Resource Management Agency and the Area Housing Authority, shall continue the existing **program** to apply for CDBG Home and/or other funds to assist households with housing code violations (i.e. building and safety, fire, or public health) to repair, replace, or otherwise bring housing units into conformance with the code.
- (3) The Planning Division shall continue the Mobile Home Park Rent Review Program to assure that the amount of rent does not increase more than set forth in the Mobile Home Park Rent Review Ordinance.

4. *Housing Rehabilitation Programs:*

- (1) The Chief Administrative Office (Community Development/Special Project Unit and the City of San Buenaventura) shall continue existing housing rehabilitation **programs** and apply for additional State and Federal funds (HUD Section 8, CDBG, etc.) for the rehabilitation of owner and renter occupied housing units. The funds should be used to improve the following types of substandard units which are located in the unincorporated area of the County:
 - o Units which are overcrowded.
 - o Units which do not have plumbing.
 - o Units in need of other physical improvements.
 - o Units in need of weatherization.
- (2) The Commission on Human Concerns shall continue its energy conservation, energy education, appliance repair or replacement, home weatherization and home rehabilitation **programs** for existing eligible homeowners and renters housing units.

5. *Housing Opportunity and Diversity:*

- (1) The Resource Management Agency and the Public Works Agency shall continue the ongoing **program** to review, evaluate and modify zoning and **development** standards, where appropriate, to reduce **development** costs. Priorities for review should be jointly established by the County and the building industry.
- (2) The Chief Administrative Office (Community Development/Special Projects Unit) shall continue to administer the existing Mortgage Revenue Bond Financing Program and Multi-Family Bond Financing Program to provide low and moderate income housing in the County.
- (3) The Chief Administrative Office shall continue to apply for Federal and State funds and grants to the fullest extent possible in order to develop affordable owner-occupied and rental housing for low and moderate income households, and for those with identified special needs (farmworkers, elderly, handicapped, homeless), and shall encourage and support other housing agencies and non-profit organizations concerned with

housing to apply for all available funds for low and moderate income households and for those with identified special needs.

Funds and grants which could be applied for include, but are not limited to the following:

- HUD - Community Development Block Grant (CDBG) Program,
- HUD - Home Investment Partnership Program,
- HUD - Home Ownership and Opportunity for People Everywhere (HOPE) Program,
- FmHA - Section 515,
- FmHA - Sections 514/516,
- FmHA - Section 523,
- HCD - Farmworker Housing Grant Fund,
- HCD - Homeownership Assistance Program,
- HCD - Rental Housing Construction Program,
- HCD - Rural Land Purchase Fund,
- HCD - Urban, Rural Predevelopment Funds, and
- CHFA - Rental Construction Assistance Program.

- (4) The Area Housing Authority should continue the Housing Assistance Payments Program to provide subsidies to eligible low income renter households and the homeless.
- (5) The Ventura County Homeless and Housing Coalition is a non-profit organization interested in and involved in housing and other services for the homeless. The Coalition will:
(a) study the number of homeless persons in the County; (b) seek feasible and effective ways of housing them; and (c) research the funding sources available to deal with the problem; and (d) coordinate all agencies serving the homeless in the development of a shelter and housing plans.
- (6) The Resource Management Agency (Planning Division) shall study alternative procedures for, and report back to the Board of Supervisors on, the deferment of processing fees (excluding EIRs) and improvement fees (e.g. Quimby, Flood Control, Sheriff, Fire, Water Service and Sanitation) for low and moderate income housing projects.
- (7) The Resource Management Agency (Planning Division) will continue to implement the provisions of Article 16 of the County Zoning Ordinance, which establishes standards, regulations, density bonuses, and other incentives to encourage the construction of housing for the elderly, or housing affordable to households earning lower incomes.
- (8) The Resource Management Agency (Planning Division) will continue to implement the provisions of Article 19 of the County Zoning Ordinance, which establishes standards, regulations, density bonuses, and other incentives to encourage condominiums affordable to lower and moderate income households.
- (9) The Resource Management Agency (Planning Division) shall study and report back to the Board of Supervisors on the viability of utilizing a Housing Trust Fund to finance affordable housing activities, as part of the next update of the Housing Section of the General Plan.
- (10) The Commission on Human Concerns shall continue the Ventura County Lease Assistance Revolving Loans and Grants Fund to provide loans and/or grants to low income individuals, families, senior citizens, handicapped or disabled persons who are either homeless or "at risk of becoming homeless".

6. *Housing Equality Programs:*

The Area Housing Authority should continue the Fair Housing Program to provide a full range of services including counseling and referral, affirmative action, publications relative to fair housing laws, and tenant-landlord rights.

7. *Housing Section Update:*

- (1) The Planning Division shall continue to monitor housing and population trends, and periodically reassess the County's housing needs, objectives and implementation programs. Housing factors that should be monitored include:
 - o Population increases and distribution.
 - o Rental housing construction and vacancy rates.
 - o Ownership housing construction and vacancy rates.
 - o Employment generation and housing demand.
 - o Current housing need by type, tenure and number.
 - o Number of homeless persons and their distribution.
 - o Land availability for the construction of low and moderate income housing.
 - o Evaluation of Implementation Programs annually as required by the Government Code.
- (2) The Planning Division shall prepare an update to the Housing Section of the General Plan as appropriate, but not less than every five years, to reflect the results of the periodic reassessment of the County's housing needs, objectives, and implementation programs.

3.4 EMPLOYMENT AND COMMERCE/INDUSTRY

Because commercial and industrial uses are generally considered as urban uses which require municipal services and public facilities, such uses are generally discouraged from locating in unincorporated areas. However, there are unincorporated areas within the County which have been designated as commercial or industrial, either in existing communities or identified urban centers.

The following goals, policies, and programs govern commercial and industrial activities and projects in unincorporated areas:

3.4.1 GOALS

1. Encourage adequate commercial facilities to develop within the incorporated cities, unincorporated urban centers and designated Existing Communities which provide the shopping, service and basic employment needs of County residents and area visitors in a manner compatible with adjacent residential development, public facilities, natural resource protection, environmental quality and high standards of urban design.
2. Provide for the orderly distribution of employment opportunities within the County commensurate with housing opportunities.

3.4.2 POLICIES

1. Commercial development shall be located in the County's incorporated cities, unincorporated urban centers, or designated Existing Communities, which provide maximum access to the public, and where appropriate services and facilities can be provided to accommodate such development.
2. Retail sales and service type commercial and office facilities should locate in shopping centers or established commercial areas.
3. Commercial and industrial areas shall be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximizing pedestrian and vehicle safety, and minimizing the impacts on traffic congestion.
4. Commercial and industrial developments shall be designed to provide adequate buffering (e.g, use of walls, landscaping, setbacks), and on-site activities (e.g., hours, scheduling of deliveries) shall be regulated to minimize adverse impacts (e.g., noise, glare, odors) on adjoining residential areas.
5. Industrial development shall be located within city or existing unincorporated industrial parks which have the necessary facilities and services to support most industrial development.
6. All commercial and industrial development applications located within a city's Sphere of Influence shall be referred to the city for possible annexation.
7. Industrial uses shall be designed and conducted in a manner that is compatible with surrounding land uses such that potential impacts are mitigated to less than significant levels, or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.
8. As Area Plans are prepared or updated, planned industrial and commercial areas shall be evaluated to assess the impact on jobs/housing balance within the region.

3.4.3 PROGRAMS

1. As necessary, the County Planning Division shall review, amend and enforce performance standards contained within zoning regulations.
2. The Planning Division will initiate a program to monitor commercial and industrial development and to estimate current employment levels.




NON-COASTAL ZONES

REVISSED 7-12-84

COASTAL ZONES

REVISÉ 7-12-94

**area plan
reference map**

- | | |
|---|---|
|  | UNINCORPORATED LANDS
NOT LOCATED WITHIN AN
AREA PLAN BOUNDARY |
|  | LANDS LOCATED WITHIN
UNINCORPORATED COUNTY
TERRITORY GOVERNED BY
AREA PLANS (SEE APPROP.
AREA PLAN) |
|  | LANDS LOCATED WITHIN
INCORPORATED CITIES.
(SEE APPROPRIATE CITY
GENERAL PLAN) |

VENTURA COUNTY GENERAL PLAN

VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS-FIGURE 3.3

A. 7-18-95

FIGURE 3.4

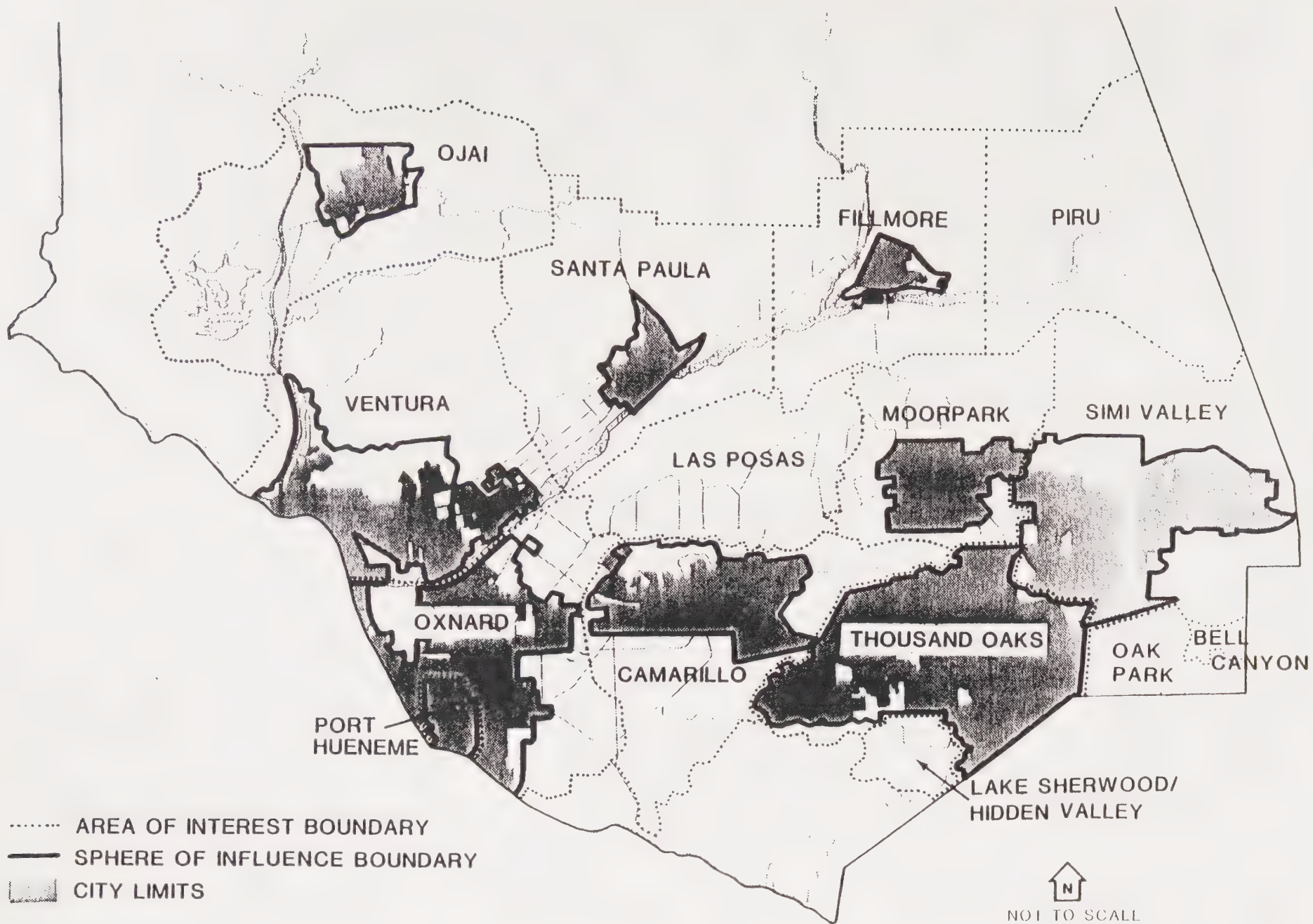
**GENERAL RESIDENTIAL BUILDING INTENSITY
STANDARDS/POPULATION DENSITY RANGE**

DESIGNATION	RURAL	OPEN SPACE	AGRICULTURE
1. Acres ¹ (From General Land Use Maps)	3,006	239,373	75,950
2. Low Range DU's/Ac ² (Policy Standard)	1 DU/5Ac	1 DU/160Ac	1 DU/640Ac
3. High Range DU's/Ac ² (Policy Standard)	1 DU/Ac	1 DU/10Ac	1 DU/40Ac
4. Low Range DU's (Line 1 times Line 2)	601	1,496	118
5. High Range DU's (Line 1 times Line 3)	3,006	23,937	1,898
6. Average Pop/DU (Year 2010 Forecast for Nongrowth Areas)	2.56	2.56	2.56
7. Low Range Population (Line 4 times Line 6)	1,538	3,830	302
8. High Range Population (Line 5 times Line 6)	7,695	61,279	4,858
9. Low Range Pop/Acre (Line 7 divided by Line 1)	0.512	0.017	0.004
10. High Range Pop/Acre (Line 8 divided by Line 1)	2.560	0.256	0.064
11. Maximum Building Coverage ³ (Percent of Lot Area)	25% ⁴	5% ⁵	5% ⁵

FOOTNOTES

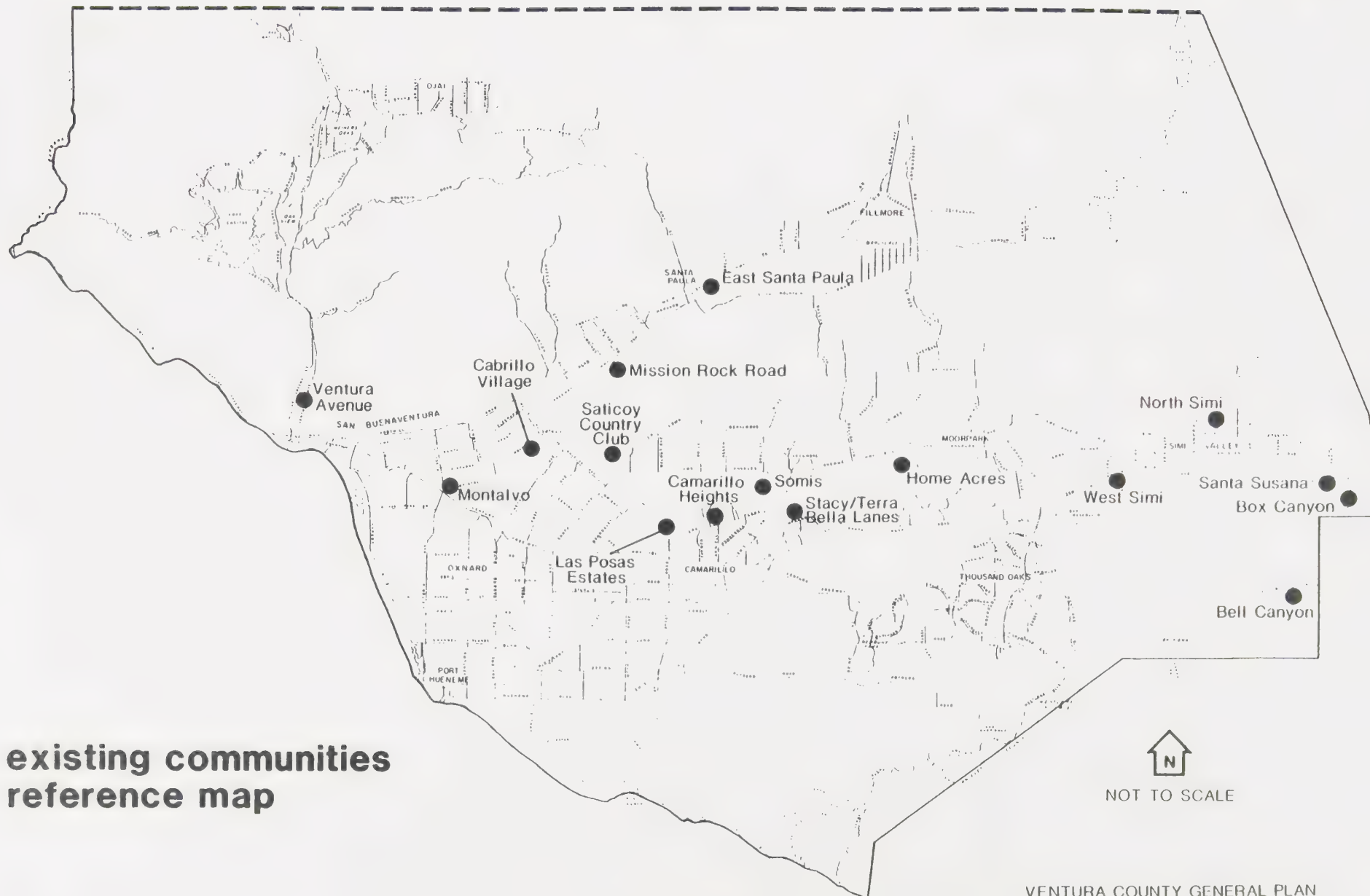
- ¹ Excludes acreage from Area Plans and Existing Communities.
- ² Excludes second dwelling units (in accordance with State Government Code Section 65852.2) and farmworker dwellings.
- ³ Excludes greenhouses, hothouses, and the like.
- ⁴ For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot of building area for each 4.6 square feet of lot area over 5,000 square feet.
- ⁵ For nonconforming lots, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of lot area over 5,000 square feet.

A. 7/18/95



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS-FIGURE 3.5

**existing communities
reference map**

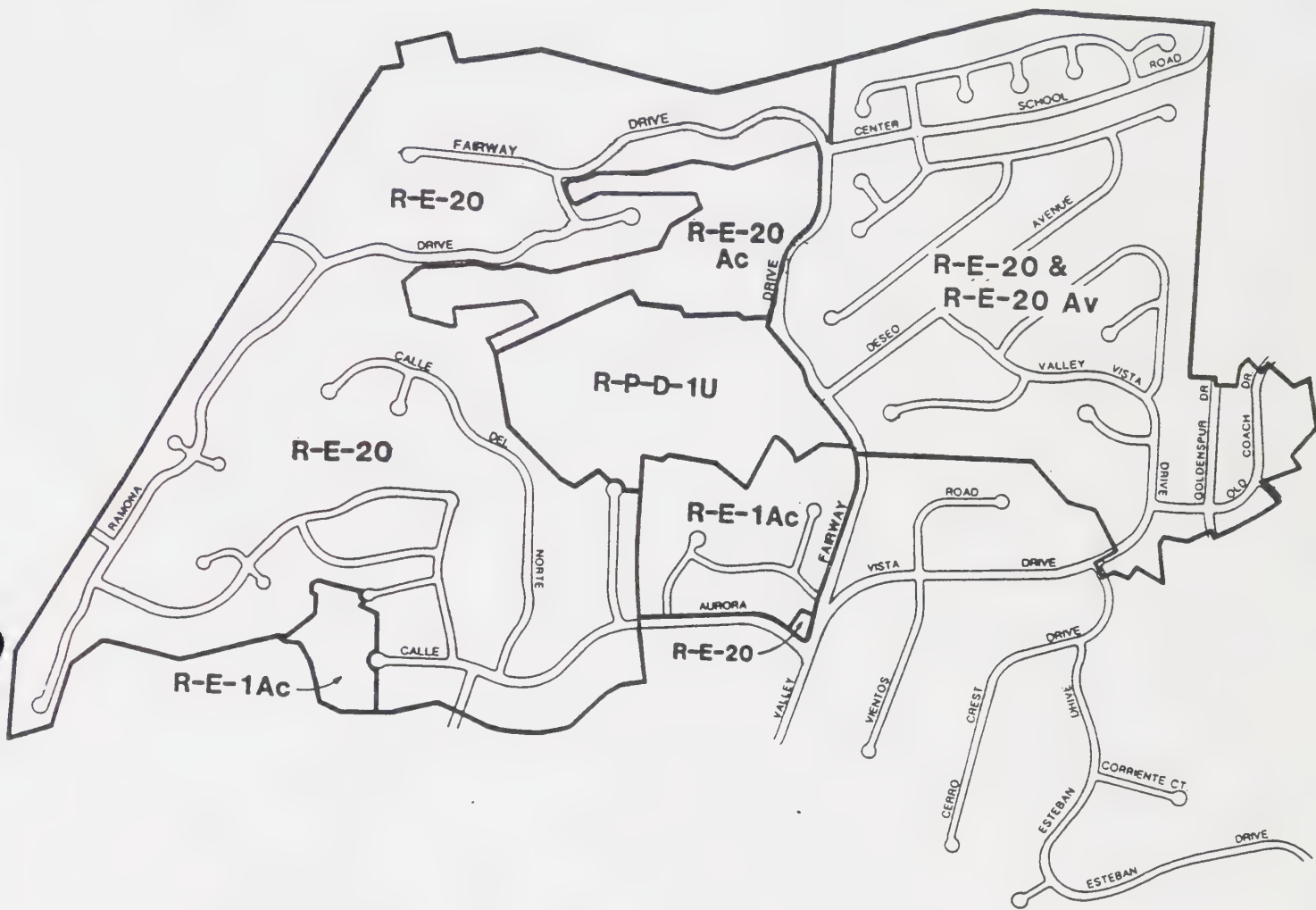


NOT TO SCALE

VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.6

Rev. 3-24-92

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R.7/12/94

VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.7

LAS POSAS ESTATES

EXISTING COMMUNITY

FIGURE 3.7 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

LAS POSAS ESTATES COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-20Ac	13.0	5%***	0.05	1	2.52	3	0.08
R-E-1Ac	28.0	25%	1.00	27	2.52	68	2.43
R-E-20 and R-E-20Av	269.0	29%	2.18	586	2.52	1,476	5.49
R-P-D-1U	<u>45.0</u>	25%	1.00	<u>45</u>	2.52	<u>113</u>	2.51
	355.0			659		1,660	

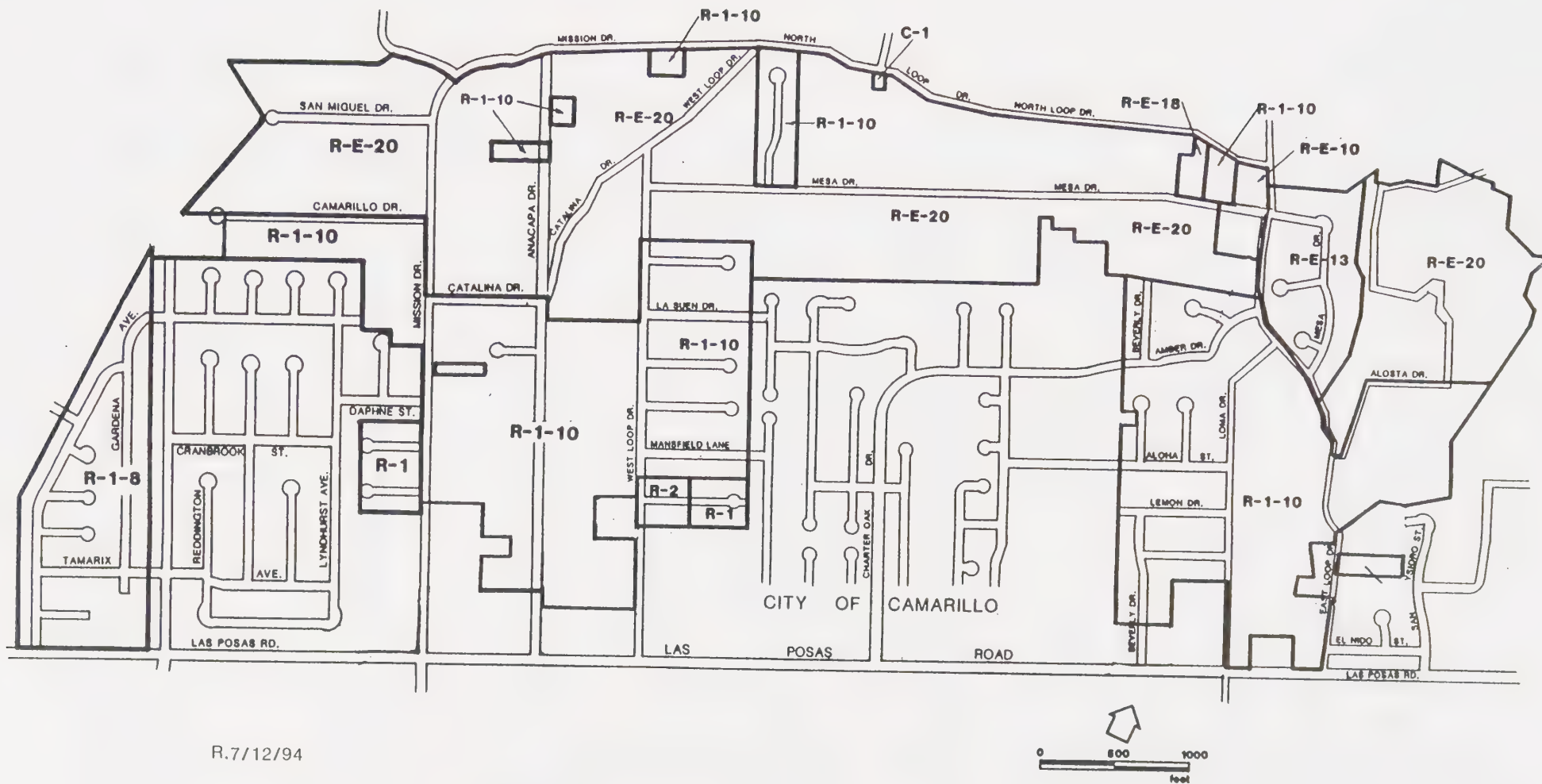
*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Camarillo Growth Area

***Excludes greenhouses, hothouses, and the like.

Ventura County General Plan
Goals, Policies, and Programs

R. 7/12/94



R.7/12/94

VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.8

CAMARILLO HEIGHTS EXISTING COMMUNITY

FIGURE 3.8 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

CAMARILLO HEIGHTS COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-1Ac	353.9	25%	1.00	353	2.52	891	2.52
R-E-10	6.8	36%	4.36	29	2.52	73	10.74
R-E-13	13.0	33%	3.35	43	2.52	108	8.31
R-E-18	1.0	30%	2.42	2	2.52	5	5.00
R-E-20	143.2	29%	2.18	312	2.52	786	5.49
R-1	6.0	45%	7.26	43	2.52	108	18.00
R-1-8	27.0	39%	5.45	147	2.52	370	13.70
R-1-10	113.7	36%	4.36	495	2.52	1,247	10.97
R-2	<u>2.0</u>	50%	12.45	<u>24</u>	2.52	<u>60</u>	30.00
	666.6			1,448		3,648	

COMMERCIAL/INDUSTRIAL

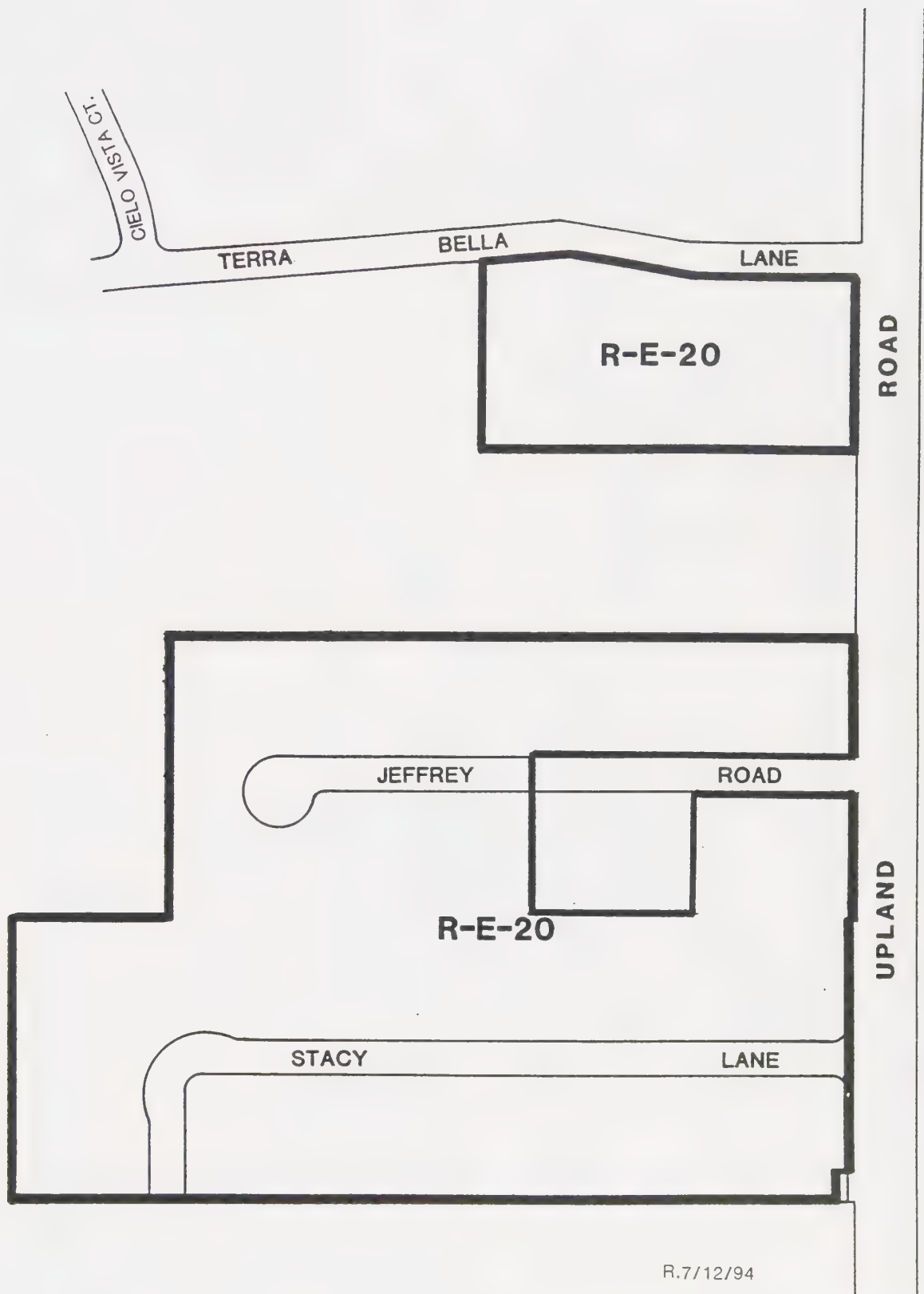
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employee s/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
C-1	0.2	60%	1.3	2.0	3	15.0

*Excludes second dwelling units per Section 65852.2 of the State Government Code

**Year 2000 Forecast for Camarillo Growth Area

Ventura County General Plan
Goals, Policies, and Programs

R.7/12/94



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.9

STACY/TERRA BELLA LANES

FIGURE 3.9 **BUILDING INTENSITY/POPULATION DENSITY STANDARDS**

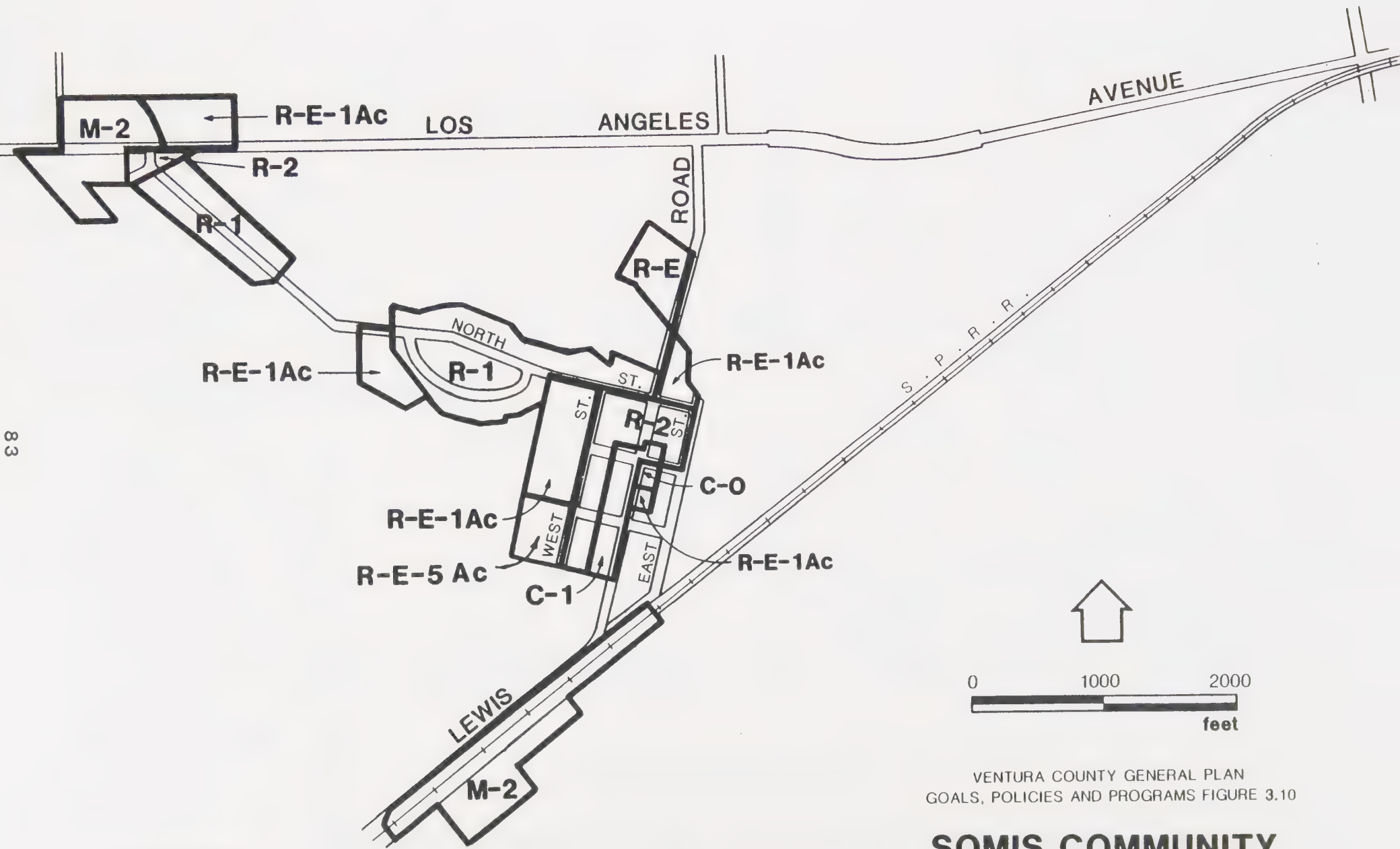
STACY/TERRA BELLA LANES COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-20	17.1	29%	2.18	37	2.52	93	5.44

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Camarillo Growth Area



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.10

SOMIS COMMUNITY

EXISTING COMMUNITY

FIGURE 3.10 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

SOMIS COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-5Ac	5.0	25%	0.20	1	3.24	3	0.57
R-E-1Ac	15.0	25%	1.00	15	3.24	49	3.27
R-E	4.0	36%	4.36	17	3.24	55	13.75
R-1	25.0	45%	7.26	181	3.24	586	23.44
R-2	<u>5.0</u>	50%	12.45	<u>62</u>	3.24	<u>200</u>	<u>40.00</u>
	54.0			276		892	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees 1000 SF</u>	<u>Employees</u>	<u>Average Employees/Acres</u>
C-O	4.1	50%	62.5	4.0	250	61.0
C-1	2.2	60%	14.4	2.0	29	13.2
M-2	<u>35.7</u>	50%	<u>311.0</u>	2.0	<u>622</u>	17.4
	42.0		387.9		901	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Las Posas Nongrowth Area.

***Excludes greenhouses, hothouses and the like.

County Planning Division

Ventura County General Plan
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FIGURE 3.11

BUILDING INTENSITY/POPULATION DENSITY STANDARDS

SATICOY COUNTRY CLUB COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-20	19.0	29%	2.18	41	3.24	133	7.00

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employee/ Acre</u>
C-P-D	8.2	60%	53.6	2.0	107	13.1

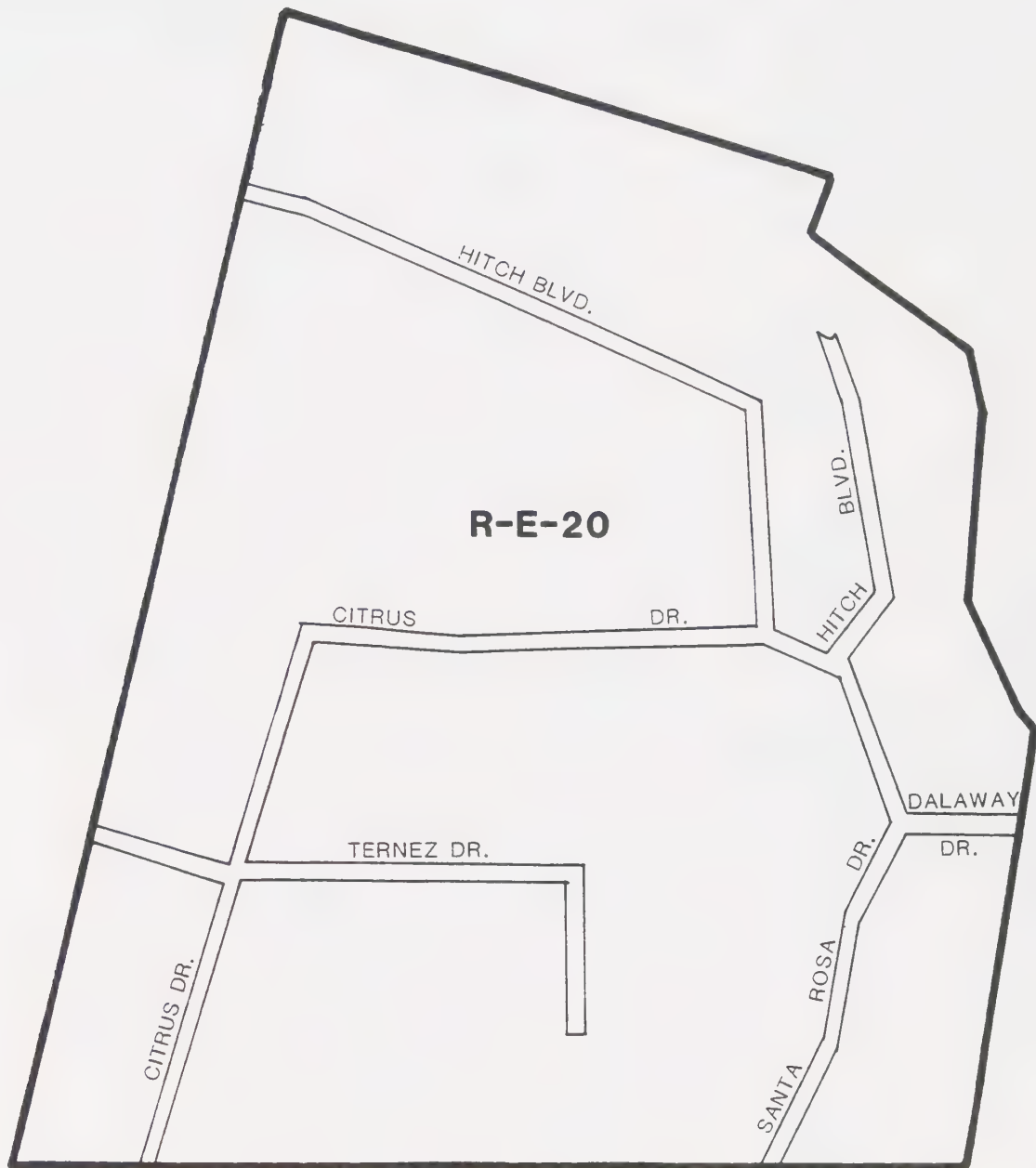
*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Las Posas Nongrowth Area

County Planning Division

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VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.12

HOME ACRES EXISTING COMMUNITY

FIGURE 3.12 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

HOME ACRES COMMUNITY

RESIDENTIAL

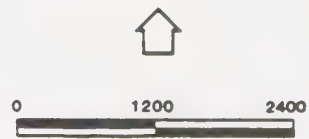
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-20	161.0	29%	2.18	350	2.91	1,019	6.33

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Moorpark Growth Area

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March 1988

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Rev. 12-1-92

VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.13

BELL CANYON EXISTING COMMUNITY

FIGURE 3.13 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

BELL CANYON COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-20	208.8	29%	2.18	455	2.69	1,223	5.85

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
C-P-D	2.5	60%	16.3	2.0	32	12.8

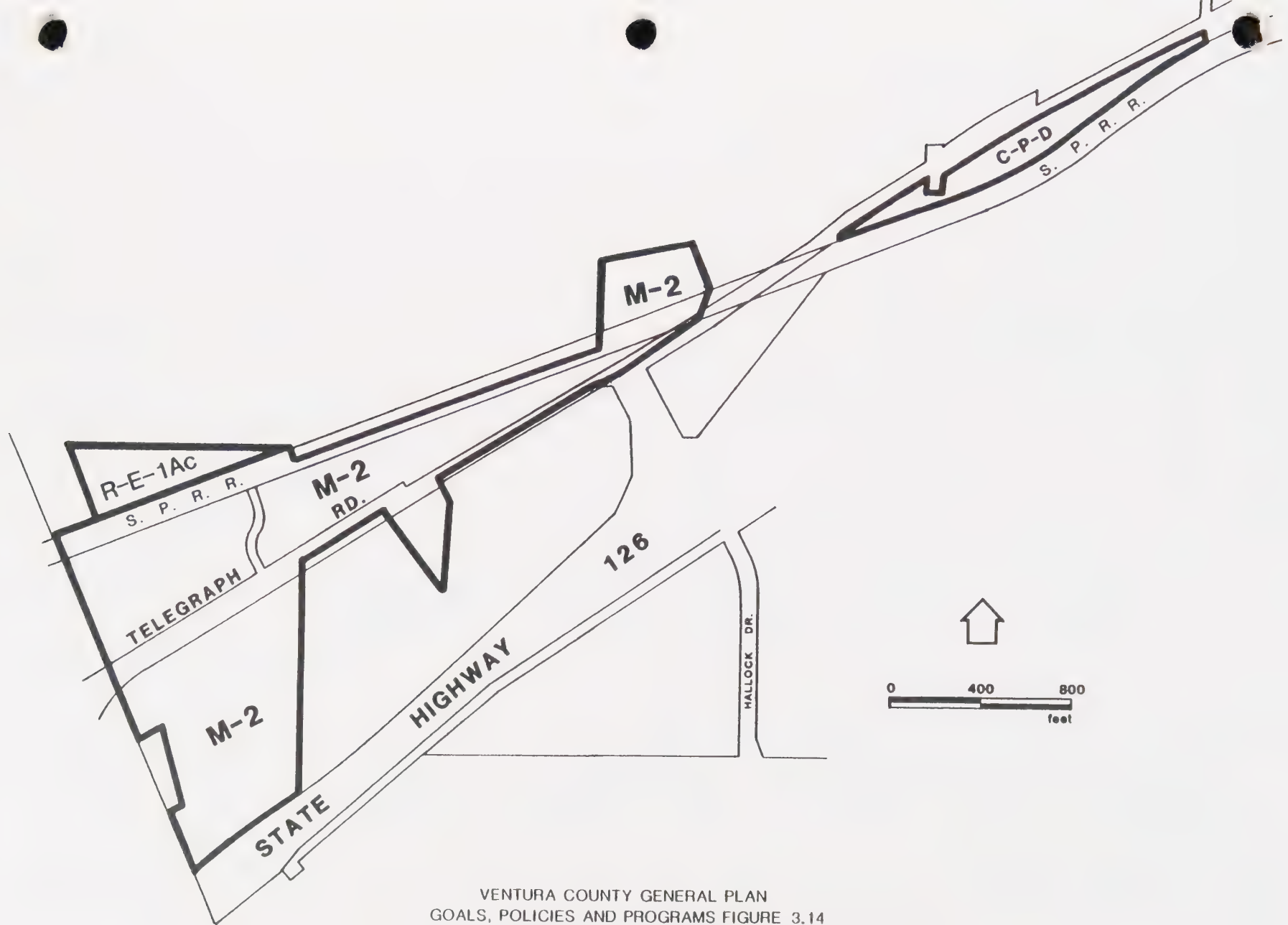
*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Oak Park Nongrowth Area

County Planning Division

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R. 12/1/92



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.14

EAST SANTA PAULA EXISTING COMMUNITY

FIGURE 3.14 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

EAST SANTA PAULA COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-1Ac	7.0	25%	1.00	7	2.65	19	2.71

COMMERCIAL/INDUSTRIAL

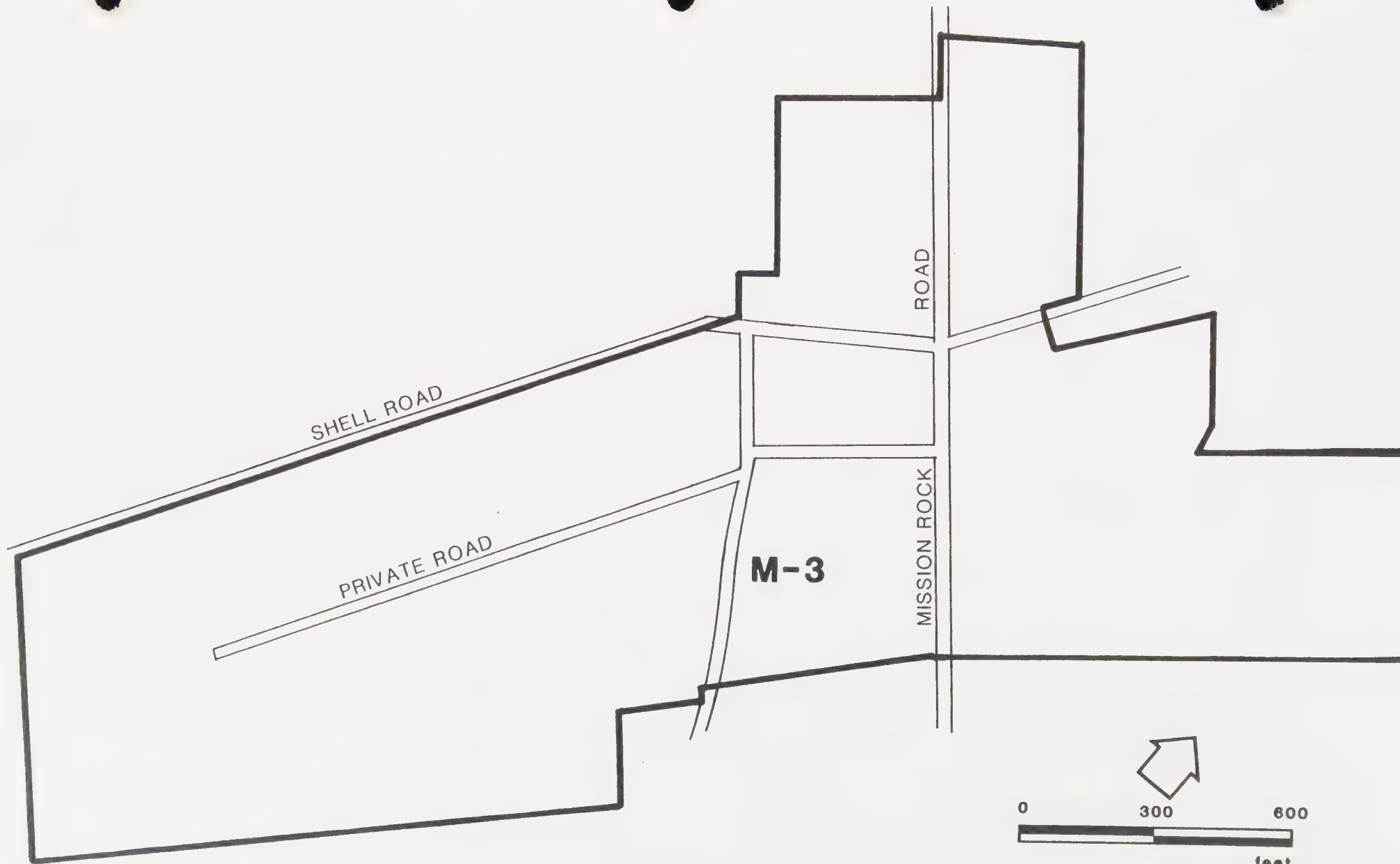
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 Sf</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
C-P-D	3.0	60%	19.6	2.0	39	13.0
M-2	<u>36.7</u>	50%	<u>319.7</u>	2.0	<u>639</u>	17.4
	39.7		339.3		678	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Santa Paula Growth Area

County Planning Division
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Ventura County General Plan
Goals, Policies, and Programs



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.15

MISSION ROCK ROAD EXISTING COMMUNITY

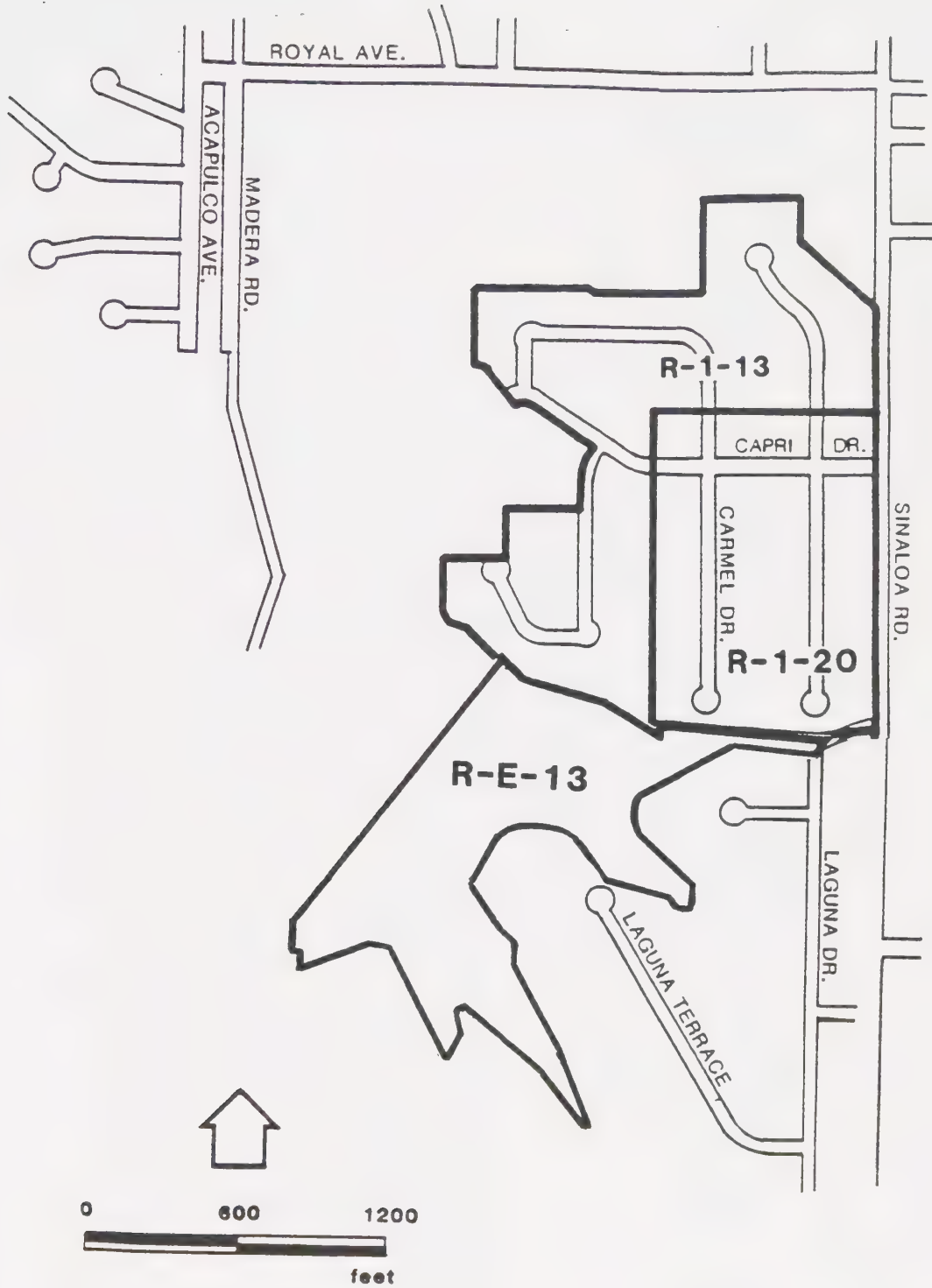
FIGURE 3.15
BUILDING INTENSITY/EMPLOYMENT DENSITY STANDARDS
MISSION ROCK ROAD COMMUNITY

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 SF</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
M-3	91.1	40%	258	2.0	516	5.66

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 Goals, Policies, and Programs



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.16

WEST SIMI

EXISTING COMMUNITY

FIGURE 3.16 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

WEST SIMI COMMUNITY

RESIDENTIAL

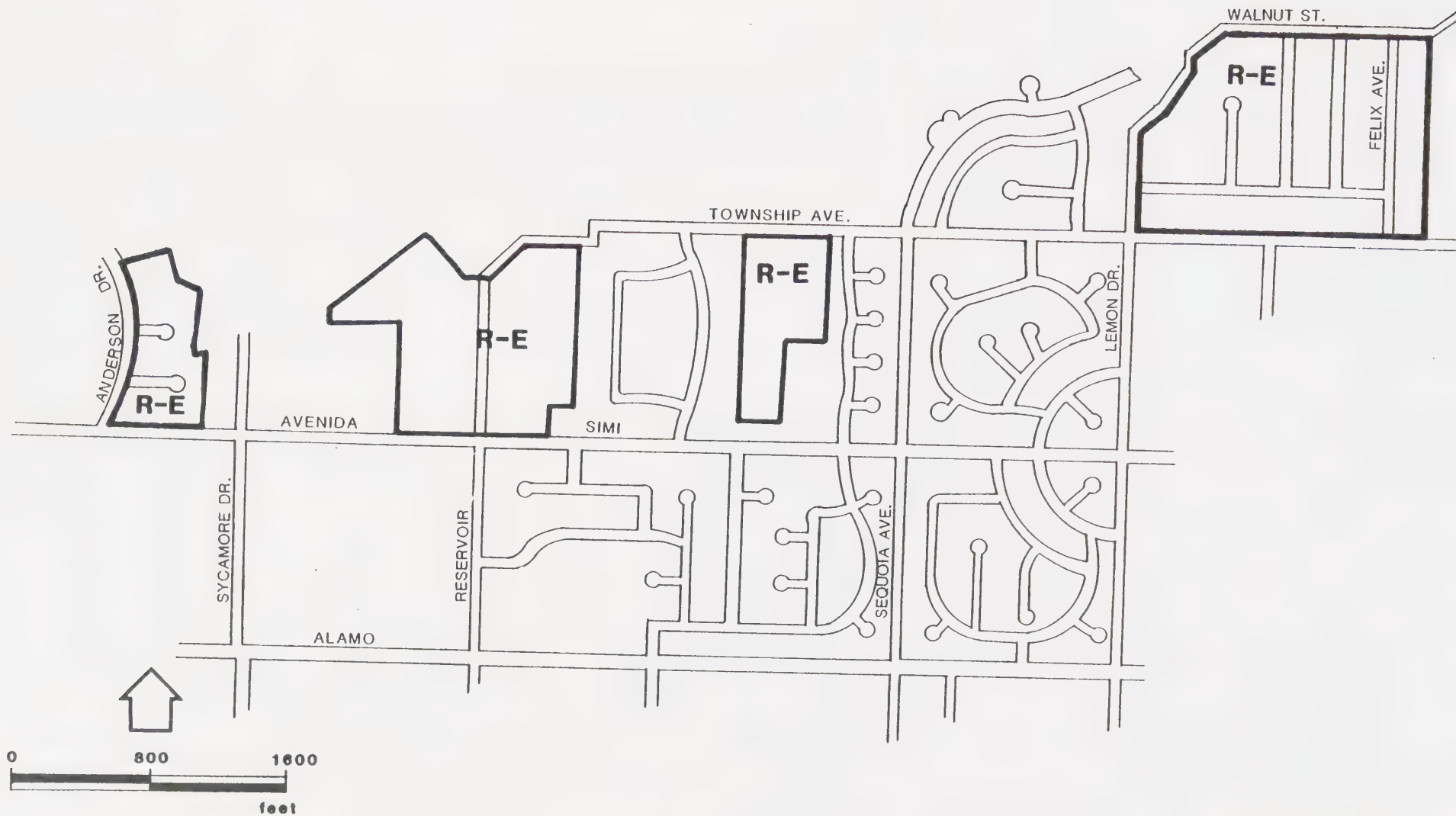
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-1-13	25.0	33%	3.35	83	3.03	251	10.04
R-1-20	19.0	29%	2.18	41	3.03	124	6.53
R-E-13	<u>22.4</u>	33%	3.35	<u>75</u>	3.03	<u>227</u>	10.13
	66.4			199		602	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Simi Valley Growth Area

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Goals, Policies, and Programs



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.17

NORTH SIMI **EXISTING COMMUNITY**

FIGURE 3.17 **BUILDING INTENSITY/POPULATION DENSITY STANDARDS**

NORTH SIMI COMMUNITY

RESIDENTIAL

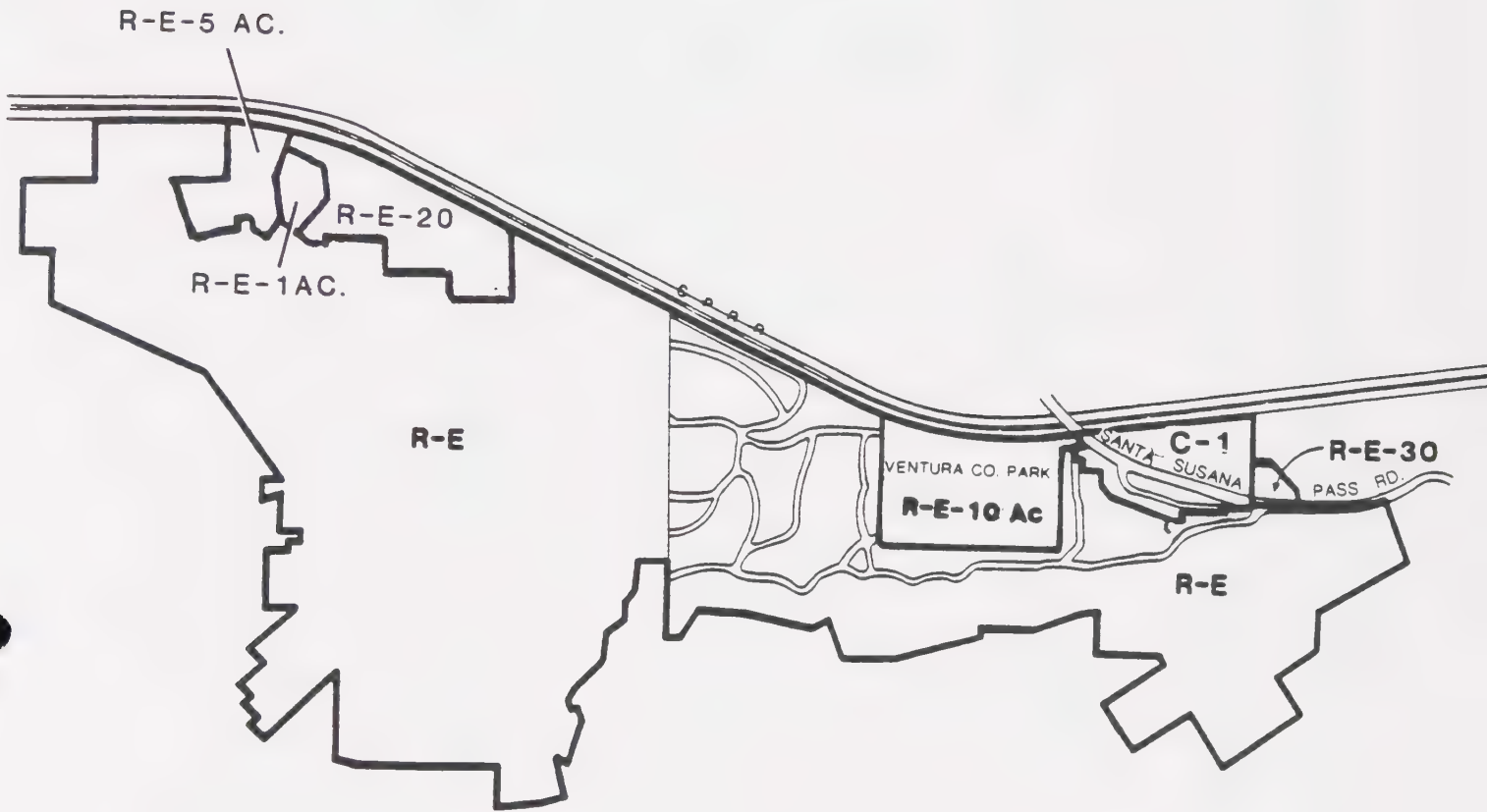
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E	55.0	36%	4.36	239	3.03	724	13.16

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Simi Valley Growth Area

County Planning Division
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Ventura County General Plan
 Goals, Policies, and Programs



Revised Dec. 1991

VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.18

SANTA SUSANA EXISTING COMMUNITY

FIGURE 3.18 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

SANTA SUSANA COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac) *</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-10Ac	16.1	5%	0.10***	1	3.03	3	0.19
R-E-5Ac	5.3	25%	0.20	1	3.03	3	0.57
R-E-1Ac	3.7	25%	1.00	3	3.03	9	2.43
R-E-30	1.4	26%	1.45	2	3.03	6	4.29
R-E-20	14.6	29%	2.18	14	3.03	42	2.88
R-E	<u>1.8</u>	36%	4.36	<u>784</u>	3.03	<u>2,375</u>	13.19
	221.1			802		2,438	

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 Sf</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
C-1	8.2	60%	53.3	2.0	106	12.9

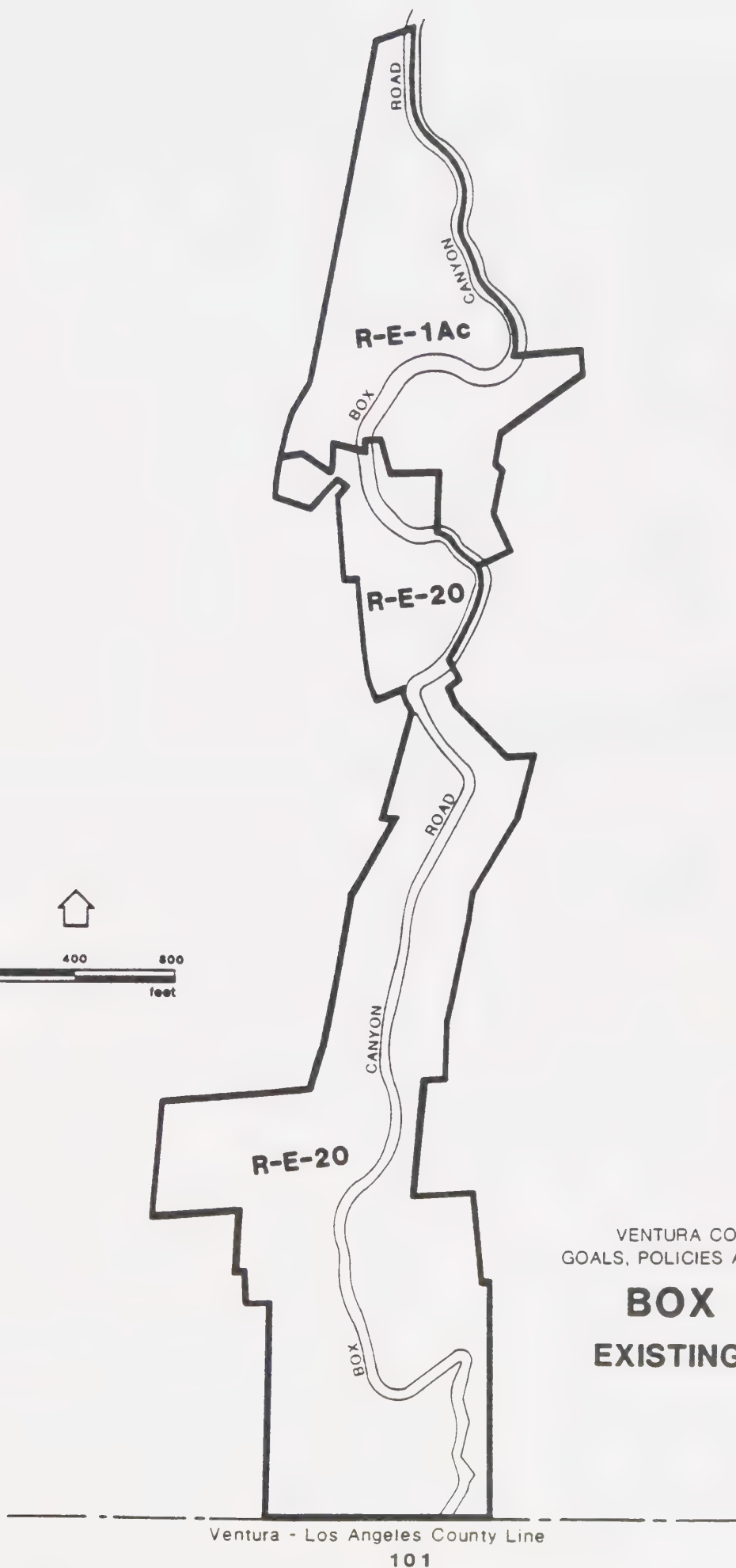
*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Simi Valley Growth Area

***Excludes greenhouses, hothouses and the like.

Ventura County General Plan
Goals, Policies, and Programs

R. 12/10/91



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.19

BOX CANYON EXISTING COMMUNITY

FIGURE 3.19 BUILDING INTENSITY/POPULATION DENSITY STANDARDS

BOX CANYON COMMUNITY

RESIDENTIAL

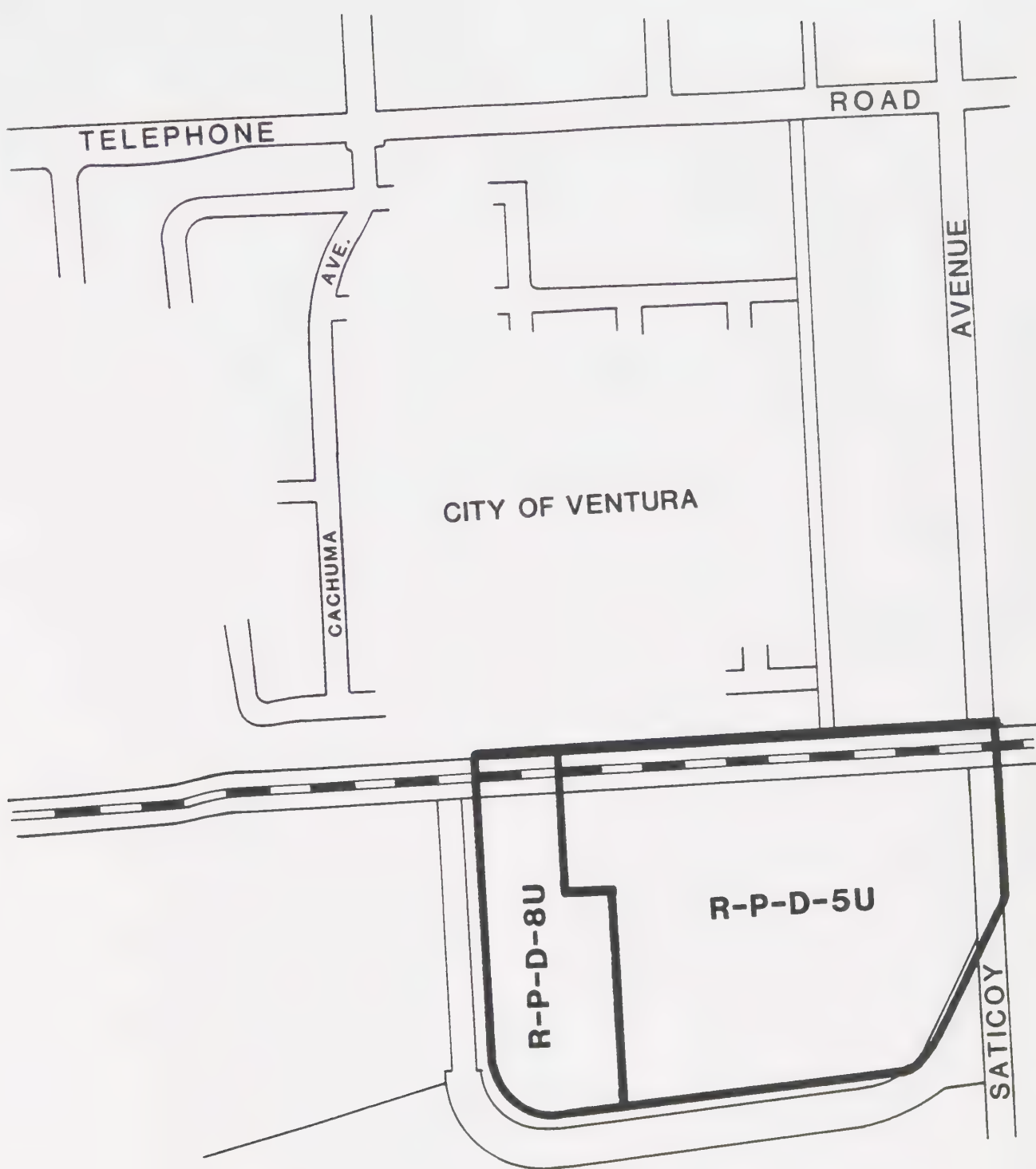
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-E-1Ac	12.0	25%	1.00	12	2.31	28	2.33
R-E-20	<u>56.0</u>	29%	2.18	<u>122</u>	2.31	<u>282</u>	5.04
	68.0			134		310	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Simi Valley Nongrowth Area

County Planning Division
March 1988

Ventura County General Plan
Goals, Policies, and Programs



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.20

CABRILLO VILLAGE EXISTING COMMUNITY

FIGURE 3.20
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
CABRILLO VILLAGE COMMUNITY

RESIDENTIAL

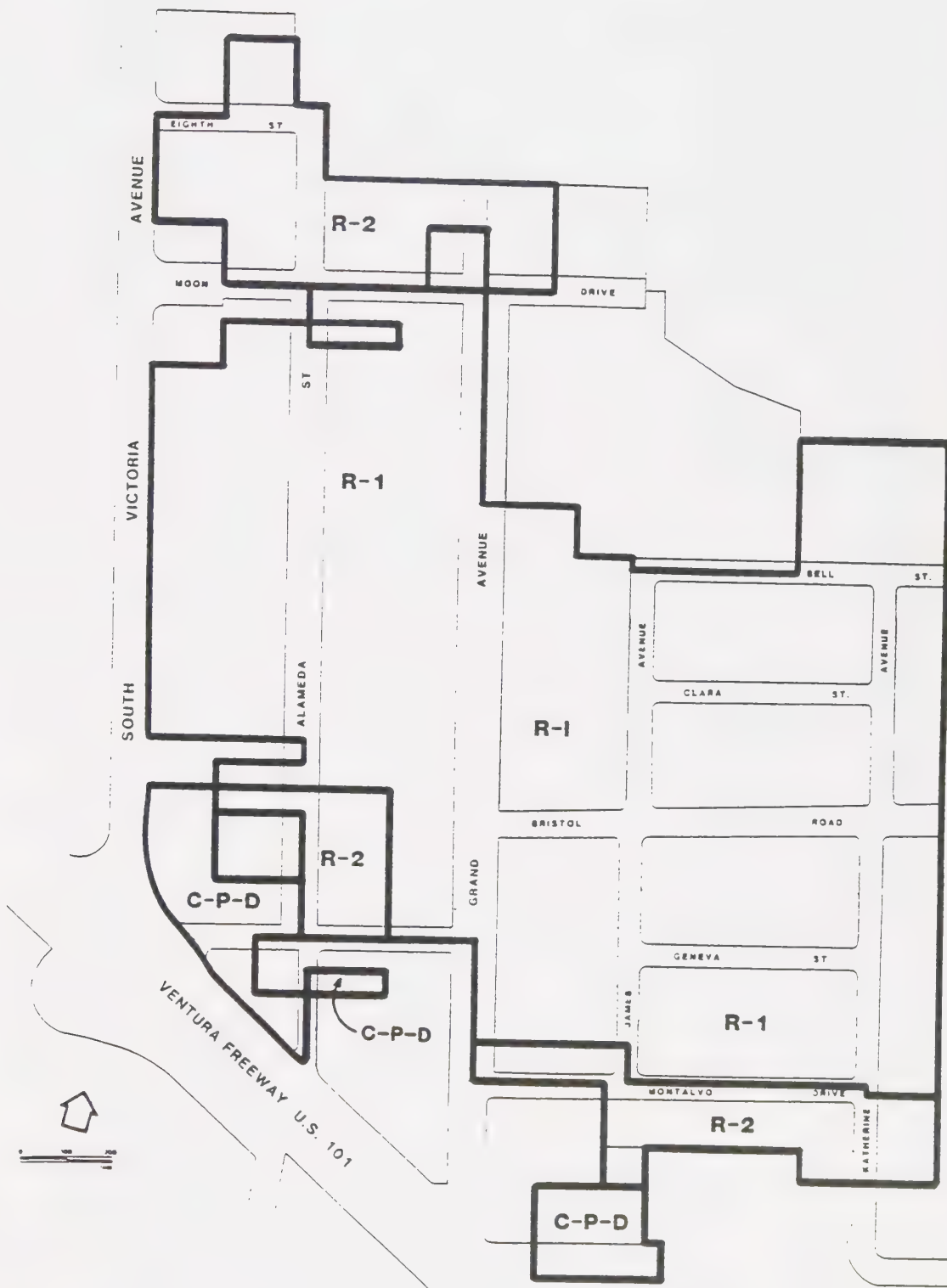
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-P-D-5U	15.0	38%	5.00	75	2.34	176	11.73
R-P-D-8U	<u>5.0</u>	48%	8.00	<u>40</u>	2.34	<u>94</u>	18.80
	20.0			115		270	

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Ventura Growth Area

County Planning Division
 March 1988

Ventura County General Plan
 Goals, Policies, and Programs



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS FIGURE 3.21

MONTALVO **EXISTING COMMUNITY**

FIGURE 3.21 **BUILDING INTENSITY/POPULATION DENSITY STANDARDS**

MONTALVO COMMUNITY

RESIDENTIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Maximum Intensity (DU/Ac)*</u>	<u>DU's</u>	<u>Average Pop/DU**</u>	<u>Population</u>	<u>Average Pop. Density (Pop/Acre)</u>
R-1	30.0	45%	7.26	217	2.34	508	16.93
R-2	<u>16.0</u>	50%	12.45	<u>199</u>	2.34	<u>466</u>	29.13
	46.0			416		974	

COMMERCIAL/INDUSTRIAL

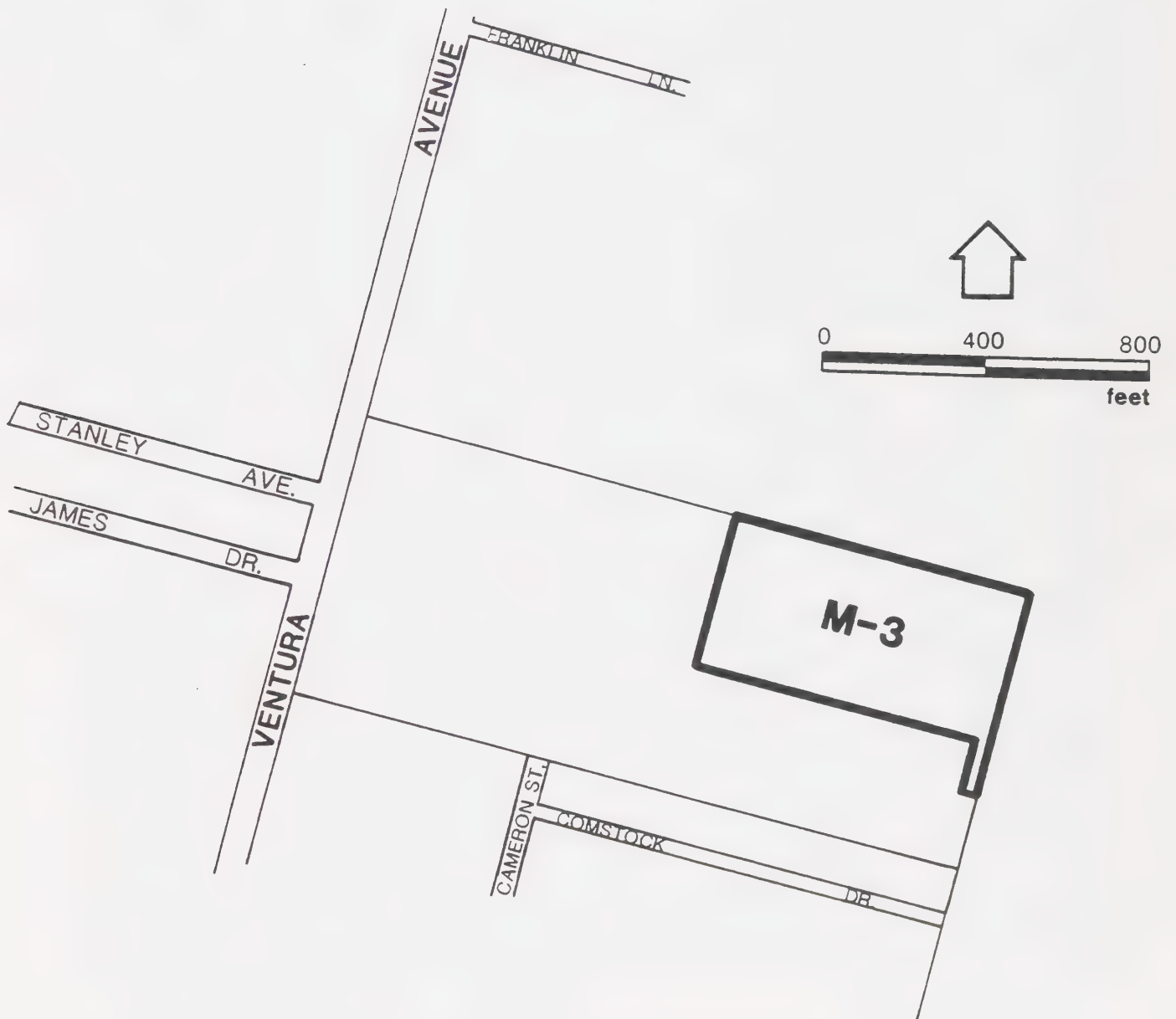
<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 Sf</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
C-P-D	2.9	60%	19	2.0	38	13.1

*Excludes second dwelling units per Section 65852.2 of the State Government Code.

**Year 2000 Forecast for Ventura Growth Area

County Planning Division
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Ventura County General Plan
Goals, Policies, and Programs



VENTURA COUNTY GENERAL PLAN
GOALS, POLICIES AND PROGRAMS-FIGURE 3.22

VENTURA AVENUE EXISTING COMMUNITY

Revised: Sept. 1989

Figure 3.22
BUILDING INTENSITY/POPULATION DENSITY STANDARDS
VENTURA AVENUE COMMUNITY

COMMERCIAL/INDUSTRIAL

<u>Designation</u>	<u>Net Acres</u>	<u>Max. Bldg. Coverage (% of Lot Area)</u>	<u>Projected Floor Area (x1000 SF)</u>	<u>Average Employees/ 1000 Sf</u>	<u>Employees</u>	<u>Average Employees/ Acre</u>
M-3	6.5	40%	57	2.0	113	17.38

Ventura County General Plan
Goals, Policies, and Programs

R. 12/19/89

FIGURE 3.23

COUNTYWIDE 1980 - 2010 POPULATION FORECAST

AREA	CENSUS 4/1/80	1985	1990	1995	2000	2005	2010
RSA 1	487	540	570	620	650	690	730
North Half NGA	487	540	570	620	650	690	730
RSA 2	133,105	143,290	149,310	160,410	171,470	179,560	187,890
Santa Paula GA	20,889	22,320	24,500	26,000	27,500	29,000	30,500
Santa Paula NGA	2,958	3,030	3,050	3,050	3,050	3,050	3,050
Ojai GA	21,260	22,570	23,460	23,910	24,310	24,800	22,260
Ojai NGA	3,807	4,150	4,150	4,150	4,360	4,470	4,570
Ventura GA	83,209	90,100	93,000	102,000	111,000	116,940	123,150
Ventura NGA	982	1,120	1,150	1,200	1,250	1,300	1,360
RSA 3	195,250	211,100	239,530	262,910	291,930	316,740	343,100
Camarillo GA	45,711	52,690	61,560	68,150	74,300	79,340	84,280
Camarillo NGA	3,069	3,680	5,050	5,610	6,140	6,640	7,100
Las Posas NGA	1,920	2,030	2,130	2,240	2,340	2,440	2,520
Oxnard GA	121,046	127,700	144,000	159,000	180,000	198,000	217,800
Oxnard NGA	4,997	5,000	5,120	5,100	5,100	5,090	5,070
Port Hueneme GA	18,507	20,000	21,670	22,810	24,050	25,230	26,330
RSA 4	90,105	106,990	128,590	144,850	159,760	174,000	187,340
Moorpark GA	8,054	14,260	23,020	29,590	35,740	41,690	47,080
Moorpark NGA	670	690	750	780	810	830	860
Simi Valley GA	80,294	90,640	103,220	112,650	121,170	129,220	136,930
Simi Valley NGA	1,087	1,400	1,600	1,830	2,040	2,260	2,470
RSA 5	96,877	108,300	124,630	137,350	145,040	150,740	153,550
Oak Park GA	3,617	4,880	13,130	17,350	16,740	16,230	15,730
Oak Park NGA	228	300	320	340	350	370	390
Thousand Oaks GA	91,962	101,910	109,900	118,300	126,500	132,600	135,800
Thousand Oaks NGA	1,070	1,210	1,280	1,360	1,450	1,540	1,630
RSA 6	13,350	14,140	16,520	17,780	18,920	20,050	21,160
Fillmore GA	9,604	10,300	12,230	13,310	14,260	15,220	16,170
Fillmore NGA	2,182	2,240	2,240	2,230	2,230	2,230	2,240
Piru GA	1,368	1,400	1,810	1,980	2,150	2,300	2,440
Piru NGA	196	200	240	260	280	300	310
County Total	529,174	584,360	659,150	723,920	787,770	841,780	893,770

County Board of Supervisors
May 1985

Ventura County General Plan
Goals, Policies, and Program

RSA = Regional Statistical Area
GA = Growth Area
NGA = Non-Growth Area

A. 7/18/95

FIGURE 3.24

COUNTYWIDE 1980-2010 DWELLING UNIT FORECAST

AREA	CENSUS 4/1/80	1985	1990	1995	2000	2005	2010
RSA 1	323	340	360	380	399	418	437
North Half NGA	323	340	360	380	399	418	437
RSA 2	52,199	55,491	59,668	65,431	71,357	76,097	80,921
Santa Paula GA	7,233	7,645	8,750	9,559	10,377	11,197	12,103
Santa Paula NGA	865	882	934	968	1,002	1,036	1,071
Ojai GA	8,232	8,576	9,264	9,654	10,044	10,419	10,789
Ojai NGA	1,431	1,530	1,592	1,672	1,754	1,836	1,912
Ventura GA	33,811	36,184	38,430	42,857	47,436	50,842	54,249
Ventura NGA	627	674	698	721	744	767	791
RSA 3	66,247	71,365	83,939	95,141	108,565	120,255	132,528
Camarillo GA	16,804	19,089	23,144	26,314	29,484	31,484	33,484
Camarillo NGA	819	960	1,508	1,741	1,973	2,206	2,438
Las Posas NGA	580	643	608	666	723	781	838
Oxnard GA	39,815	42,029	48,980	55,986	65,217	73,881	83,130
Oxnard NGA	1,287	1,293	1,398	1,454	1,509	1,565	1,620
Port Hueneme GA	6,942	7,351	8,301	8,980	9,659	10,338	11,018
RSA 4	26,724	31,616	40,109	46,801	53,492	60,184	66,877
Moorpark GA	2,476	4,361	7,379	9,830	12,281	14,732	17,184
Moorpark NGA	267	269	304	322	340	358	377
Simi Valley GA	23,534	26,425	31,761	35,875	39,988	44,102	48,215
Simi Valley NGA	447	561	665	774	883	992	1,101
RSA 5	33,663	37,216	44,303	50,117	54,424	57,981	60,539
Oak Park GA	1,078	1,447	4,091	5,598	5,598	5,598	5,598
Oak Park NGA	76	95	110	120	130	140	150
Thousand Oaks GA	31,902	35,019	39,400	43,650	47,900	51,400	53,900
Thousand Oaks NGA	607	655	702	749	796	843	891
RSA 6	4,228	4,321	5,433	6,035	6,637	7,240	7,841
Fillmore GA	3,055	3,129	4,048	4,544	5,040	5,536	6,032
Fillmore NGA	729	740	775	797	820	843	866
Piru GA	380	388	528	603	677	751	825
Piru NGA	64	64	82	91	100	110	118
County Total	183,384	200,342	233,812	263,905	294,874	322,175	349,143

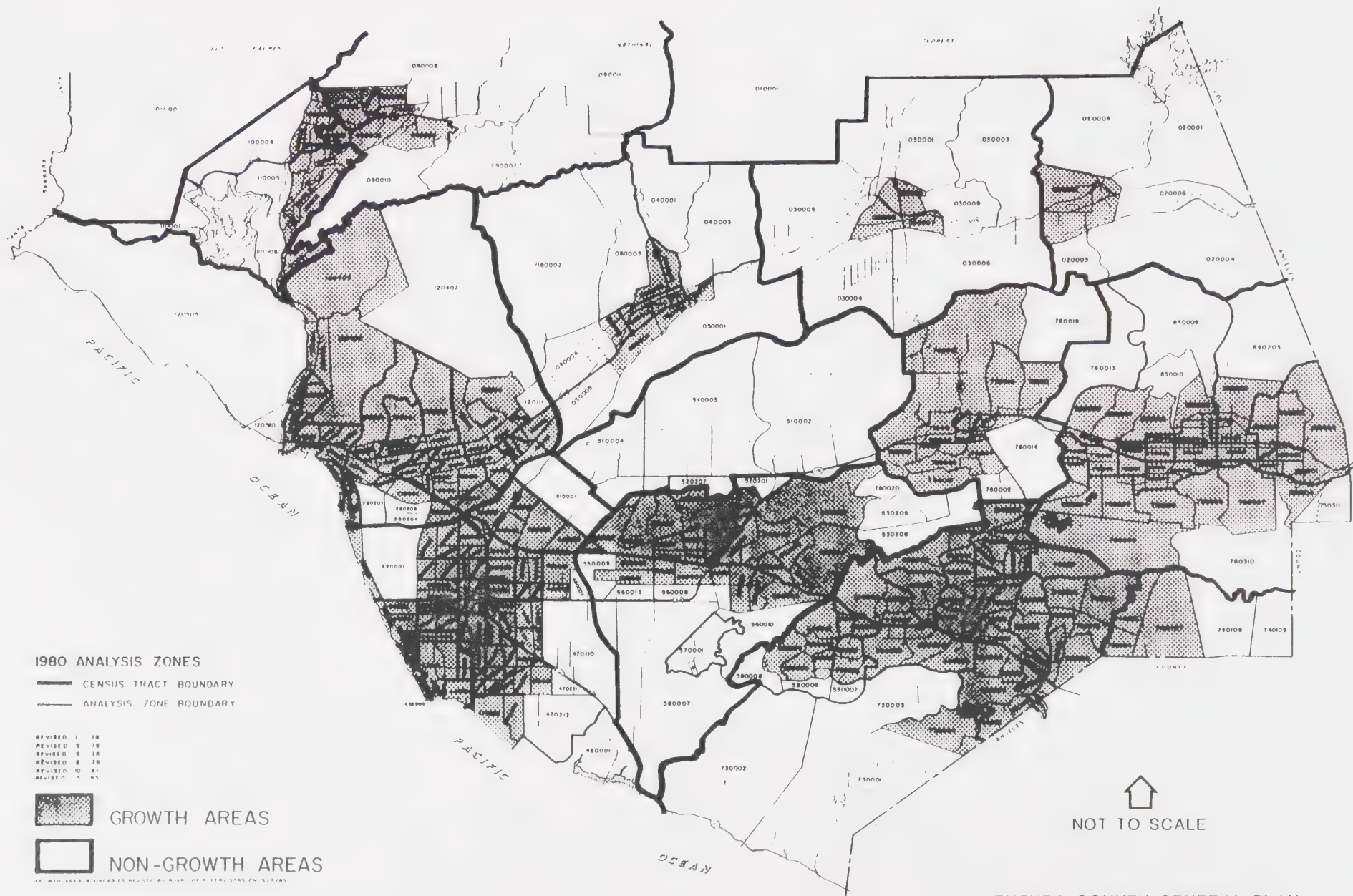
County Board of Supervisors
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Ventura County General Plan
Goals, Policies and Programs

RSA = Regional Statistical Area
GA = Growth Area
NGA = Non-Growth Area

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4. PUBLIC FACILITIES AND SERVICES

The Public Facilities and Services Chapter of the General Plan identifies **goals, policies and programs** applicable to public facilities and services throughout Ventura County at both a local and regional level. The specific goals, policies and programs are listed under the major headings of General Goals, Policies and Programs, Transportation/Circulation, Water Supply, Waste Disposal Facilities, Utilities, Flood Control and Drainage, Law Enforcement and Emergency Services, Fire Protection, Education, Parks and Recreation, and Other Public Buildings and Grounds. In some instances, facilities and services are owned and/or operated by the County of Ventura, or may be provided by an agency governed by the Board of Supervisors. In other cases, facilities and services are owned and operated by independent governmental entities or private companies. The headings listed above are the types of public facilities and services most directly related to the physical development of the County.

Tables, maps, and narrative in the Public Facilities and Services Appendix provide the background information and analysis necessary to establish the goals, policies and programs which are part of the Public Facilities and Services Chapter of the County of Ventura General Plan, with the overall goal of providing necessary public facilities and services to the residents of Ventura County.

The following general goals, policies and programs apply to public facilities and services:

4.1 GENERAL GOALS, POLICIES AND PROGRAMS

4.1.1 GOALS

1. Plan for public facilities and services which will adequately serve the existing and future residents of the County.
2. Promote the cost effective operation, equitable distribution, and funding and development of public facilities and services to meet the County's existing and future needs.
3. Ensure that public facilities and services are consistent with the land use and development goals, policies and programs of the County General Plan.

4.1.2 POLICIES

1. **Discretionary development** shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.
2. **Development** shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.
3. The location, design and operation of public facilities in the unincorporated area of the County shall be consistent with the Ventura County General Plan.
4. Within a City's Sphere of Influence, annexation to the City is preferable to formation of new or expansion of existing County Service Areas.
5. Within a City's Sphere of Influence, public facility requirements imposed by the County for new or expanding developments, should not be less than those imposed by the City.
6. Within a City's Area of Interest, but outside that City's Sphere of Influence, unincorporated Existing Communities should financially support County-administered urban services which are comparable to those services provided by cities.

4.1.3 PROGRAMS

1. All public facility improvements and projects proposed to be located in the unincorporated area of the County shall be included in a comprehensive five year Capital Improvement Program. The Capital Improvement Program shall be updated annually and reviewed by the County Planning Division for conformity to the County General Plan.
2. The Building and Safety Division of the Resource Management Agency will continue the ongoing program to inventory all County owned and County occupied (leased) buildings for compliance with State and Federal Handicapped Assessability laws, including the Federal, Americans with Disability Act of 1990, as required by HUD per agreement for qualifications for Block Grant Funds.

4.2 TRANSPORTATION/CIRCULATION

The Transportation/Circulation section identifies goals, policies and programs related to: roads and highways, transit, rail service, airports and pipelines.

ROADS AND HIGHWAYS

The Regional Road Network, together with the Local Road Network, provides the principal means for the movement of persons and goods within Ventura County.

In order to accommodate projected traffic resulting from the implementation of the land use policies of the General Plan, improvements to the Regional Road Network and the Local Road Network will be necessary. The Regional Road Network anticipated for the year 2010, shown on Public Facilities Map (Figure 4), will function at an acceptable Level of Service (LOS) in the unincorporated area of the County if development occurs in accordance with the General Land Use Map (Figure 3.1) at the projected rate of development.

TRANSIT

There are several public transportation systems available in Ventura County. These include: Fillmore Area Transit Company (FATCO), Camarillo Bus Service, Simi Valley Transit System, Thousand Oaks Transit System, South Coast Area Transit (SCAT), Interconnect Bus operated by the County of Ventura, Camarillo, and Thousand Oaks and El Rio/Nyeland Acres bus operated by the County.

Private transit operators include: Greyhound Bus Lines, an intercity bus that travels along Highways 1, 101, 118 and 126, and Great American Stageline, an airport bus company that makes trips to Los Angeles International Airport and occasionally to Burbank.

The Senior Survivalmobile serves senior citizens Countywide during medical emergencies, with the help of volunteers and their cars. In addition, every Ventura County community has a program to transport senior citizens to meal sites and meals to seniors, and other Social Services Agency transit providers fill special travel needs.

Taxicab companies are available in all cities except Fillmore, Moorpark and Ojai.

RAIL SERVICE

Freight rail service is provided by Southern Pacific Transportation Company and the local Ventura County Railway Company, headquartered in Oxnard.

Southern Pacific Transportation Company provides intra-state and trans-continental rail freight service from its main coast line which runs from the Santa Barbara County line along the coast south through Ventura to Oxnard and then east through Camarillo, Moorpark, and Simi Valley to the Los Angeles County line. A branch line travels along the Santa Clara River Valley from Montalvo in a northeasterly direction through Santa Paula and Fillmore.

The Ventura County Railway Company is a local railroad connecting the Southern Pacific tracks with the U.S. Naval Construction Battalion Center and deep seaport in Port Hueneme and industrial parks in Oxnard, south of Fifth Street.

Passenger rail service is available on Amtrak. Amtrak utilizes Southern Pacific's main coast line stopping at Oxnard and Simi Valley stations daily, with one run going north and the other south.

AIRPORTS

There are four airports in Ventura County, which include County owned and operated airports at Camarillo and Oxnard, a private airport at Santa Paula and the Federally operated Point Mugu Naval Air Station and runway at San Nicholas Island. The California Air National Guard operates from a facility adjacent to and utilizes the runways at Point Mugu NAS. In addition, there are a few privately owned landing strips scattered throughout the County.

HARBOR

The Port of Hueneme is the County's only deepwater harbor. It is located entirely within the City of Port Hueneme, about seven miles southeast of the mouth of the Santa Clara River. Serving as California's only deepwater port between Los Angeles and San Francisco, the Port of Hueneme's area of influence extends far into the southwestern United States and Western Canada. The Port is administered by the Oxnard Harbor District, which has jurisdiction over approximately 70 acres of onshore area and 10 acres of waterway; the remainder of the harbor is under U.S. Navy jurisdiction. Ventura and Channel Islands harbors provide facilities for recreational boating and commercial fishing.

PIPELINES

Major pipelines within Ventura County carry crude oil and natural gas, generally along highways and railroad lines. The major crude oil and natural gas pipelines traversing Ventura County are owned by ARCO, Chevron, Mobil, Shell, Texaco and Union Oil. Most oil companies which have operations in Ventura County have pipelines located within their oil/gas lease areas, but do not operate major transporting pipelines. Four Corners Pipeline Company, a subsidiary of ARCO, is a private pipeline company regulated by the Public Utilities Commission that transports crude oil through their own lines and connects to other pipelines as needed. There is an existing Southern California Edison fuel line originating within the Oxnard Harbor District which connects to the Ormond Beach Generating Station. Four Corners Pipeline Company operates only their own pipeline facilities, and does not own any crude oil.

The goals, policies and programs which apply to transportation/circulation are as follows:

4.2.1 GOALS

1. Provide for the efficient movement of persons and goods by designing, constructing, and maintaining a **Regional Road Network** and **Local Road Network** that will function at an acceptable **Level of Service (LOS)**.
2. Ensure that as discretionary development creates the need, existing roads within the **Regional Road Network** and **Local Road Network** are improved, and additional roads needed to complement the **Regional Road Network** and **Local Road Network** are constructed, so as to keep all such roads functioning at an acceptable **LOS**.
3. Ensure that development which would contribute to the cumulative need for improvements or additions to the **Regional Road Network** bears its pro-rata share of the costs of all such improvements or additions.

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4. Promote measures to reduce vehicle miles traveled and disperse peak traffic to better utilize the existing transportation infrastructure.
5. Promote the development of a safe, efficient, convenient and economical community, intercommunity and Countywide bus transit system.
6. Encourage transit providers to meet the special transportation needs of the elderly, school children, low income, physically handicapped and other low mobility groups.
7. Encourage the use of bicycling and ridesharing (e.g., carpooling, vanpooling, and buspooling) as a percentage of total employee commute trips throughout the County in order to reduce vehicular trips and miles traveled and consequently vehicular emissions, traffic congestion, energy usage, and ambient noise levels.
8. Support the continued operation of a rail system that offers efficient, safe, convenient and economical transport of people and commodities.
9. Encourage the Southern Pacific Transportation Company and the Ventura County Railway Company to improve their railroad grade crossing surfaces with such improvements as the installation of rubber railroad grade crossing surface panels.
10. Provide facilities at Oxnard and Camarillo Airports to meet the general aviation and commuter service needs of the citizens of Ventura County.
11. Strive to minimize adverse environmental and safety effects of County Airports on the surrounding communities.
12. Promote the continued and expanded use of pipelines for the transport of suitable products and materials where environmental and safety impacts can be adequately mitigated.

4.2.2 POLICIES

1. **County thoroughfares** and County maintained **local roads** shall be designed and constructed in accordance with County Road Standards or better.
2. The County Road Standards and Five-Year Capital Improvement Programs shall be consistent with the goals, policies and programs of the General Plan.
3. The minimum acceptable **Level of Service (LOS)** for road segments and intersections within the **Regional Road Network** and **Local Road Network** shall be as follows:
 - a. **LOS-'D'** for all **County thoroughfares** and **Federal highways** and **State highways** in the unincorporated area of the County, except as otherwise provided in subparagraph (b);
 - b. **LOS-'E'** for State Route 33 between the northerly end of the Ojai Freeway and the City of Ojai;
 - c. **LOS-'C'** for all County-maintained **local roads**; and

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- d. The LOS prescribed by the applicable city for all **Federal highways, State highways, city thoroughfares** and city-maintained **local roads** located within that city, if the city has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting **development** in the city that would individually or cumulatively affect the LOS of **Federal highways, State highways, County thoroughfares** and County-maintained **local roads** in the unincorporated area of the County.

At any intersection between two roads, each of which has a prescribed minimum acceptable LOS, the lower LOS of the two shall be the minimum acceptable LOS for that intersection.

4. Except as otherwise provided in the Ojai Area Plan, County General Plan land use designation changes and zone changes shall be evaluated for their individual and cumulative impacts, and **discretionary development** shall be evaluated for its individual impact, on existing and future roads, with special emphasis on the following:
 - (a) Whether the project would cause existing roads within the **Regional Road Network** or **Local Road Network** that are currently functioning at an acceptable LOS to function below an acceptable LOS;
 - (b) Whether the project would worsen traffic conditions on existing roads within the **Regional Road Network** or the **Local Road Network** that are currently functioning below an acceptable LOS; and
 - (c) Whether the project could cause future roads planned for addition to the **Regional Road Network** or the **Local Road Network** to function below an acceptable LOS.
5. Except as otherwise provided in the Ojai Area Plan, County General Plan land use designation changes and zone changes that would cumulatively cause any of the impacts identified in subparagraphs (a) through (c) of Policy 4.2.2-4 shall be prohibited unless the Board of Supervisors adopts a Statement of Overriding Consideration. County General Plan land use designation changes, zone changes and **discretionary development** that would individually cause any of the impacts identified in subparagraphs (a) through (c) of Policy 4.2.2-4 shall be prohibited unless feasible mitigation measures are adopted which would ensure that the impact does not occur or unless a project completion schedule and full funding commitment for road improvements are adopted which ensure that the impact will be eliminated within a reasonable period of time. This policy does not apply to **city thoroughfares, city-maintained local roads, or Federal or State highways** located within a city unless the applicable city has formally adopted **General Plan** policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting **development** in the city that would affect the LOS of **County thoroughfares, County-maintained local roads, and Federal and State highways** located within the unincorporated area of the County.
6. Development that would generate additional traffic shall pay its pro-rata share of the costs of necessary improvements to the **Regional Road Network** per the County's Traffic Impact Mitigation Fee Ordinance as amended from time to time.

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7. The County shall oppose **discretionary development** within cities, and annexation to cities for the purposes of **development**, where such **development** would individually or cumulatively cause:
 - (a) Any existing road within the **Regional Road Network**, or any existing County-maintained **local road**, that is currently functioning at an acceptable **LOS** to function below an acceptable **LOS**;
 - (b) Any existing road within the **Regional Road Network**, or any existing County-maintained **local road**, that is currently operating below an acceptable **LOS** to have a worsening of traffic conditions; or
 - (c) Any future road planned for addition to the **Regional Road Network**, or any planned future County-maintained **local road**, to function below an acceptable **LOS**.

This policy does not apply to those cities which have formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County similar to Policies 4.2.2-3 through 4.2.2-6.

8. The County shall deny County and oppose city General Plan changes, zone changes, and **discretionary developments** which would significantly affect the future ability to construct thoroughfares, freeways, and expressways shown as Reserved R.O.W. on the Public Facilities Map (Figure 4).
9. **Discretionary development** shall be conditioned, where feasible, to minimize traffic impacts by incorporating pedestrian and bicycle pathways, ridesharing programs, transit improvements (bus turnouts, shelters, benches), and/or transit subsidies for employees or residents of the proposed **development**.
10. In the event that any railroad right-of-way within Ventura County is abandoned in the future, the County Public Works Agency and the General Services Agency shall evaluate the feasibility of acquiring such land for public use such as transit, bicycle and equestrian paths.
11. **Discretionary development** which would endanger the efficient, safe operation of an airport or would result in significant land use incompatibility with an airport shall be prohibited.
12. The Ventura County General Plan shall remain consistent with the Ventura County Master Airport Plan for Camarillo Airport and Oxnard Airport, which includes the Airport Noise Control and Land Use Compatibility Study (ANCLUC), for the purpose of ensuring compatible land uses around the Camarillo and Oxnard Airports.

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4.2.3 PROGRAMS

1. The County Planning Division will periodically recommend updates to the County General Plan's Transportation/Circulation Section and the Public Facilities Map. This effort will be coordinated with the PWA Transportation Department and the Ventura County Transportation Commission which provides the Congestion Management Program.
2. The County Public Works Agency (PWA) will coordinate with the County Planning Division, the Ventura County Transportation Commission, cities and Caltrans to develop a program to fund needed improvements to the **Regional Road Network** that includes all sources of funding available to both the County and the cities for inter-city road-building purposes. Roads which are impacted by new **development** should have the needed improvements financed by development fees and developer contributions. Roads not impacted by new **development** should have needed improvements financed by revenue sources dedicated for transportation purposes, such as State and Federal gasoline taxes, Transportation Development Act funds, etc. Where these funding sources prove inadequate to meet projected needs, they should be augmented by other sources such as special assessment districts, area of benefit funds, etc.
3. The County Public Works Agency will continue to review environmental documents for **development** projects within cities and adjoining counties to ensure that all individual and cumulative adverse impacts to the **Regional Road Network** and County-maintained local roads have been adequately evaluated and mitigated to insignificant levels. If it appears potential impacts are identified, PWA will bring this information to the attention of the Board of Supervisors.
4. The County's Legislative Analyst, with the support of the Public Works Agency, will continue to lobby for passage of Federal and State legislation/appropriations which would improve the **Regional Road Network** consistent with the County General Plan.
5. The County Public Works Agency Transportation Department and the County Transportation Commission will continue as the County agencies responsible for transit planning.
6. The County Department of Airports will continue to implement the noise abatement and improved public relations program.
7. The County Department of Airports will periodically update the Camarillo and Oxnard Airport Master Plans.
8. The Public Works Agency will continue to coordinate with the Port of Hueneme-Oxnard Harbor District, the cities of Port Hueneme and

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Oxnard, and Cal-Trans to ensure an adequate road network is available to accommodate projected harbor related commerce.

9. The County Sheriff's Department Office of Emergency Services will annually review and revise the Major Transportation Accidents Contingency section of the County Multihazard Functional Plan.

4.3 WATER SUPPLY FACILITIES

Ventura County's water supply is obtained from three major sources: groundwater, surface water, and imported water. A small amount of reclaimed water also is used.

There are three major water wholesalers which provide water to the various retail water purveyors throughout Ventura County. The Casitas Municipal Water District delivers wholesale water from Lake Casitas to many purveyors in the Ventura River drainage. The United Water Conservation District is responsible for collection and distribution of wholesale water throughout most of the Santa Clara River Valley. Lake Piru is United's reservoir for later which is later released into the underground aquifers for later urban and agricultural use. Calleguas Municipal Water District is responsible for providing imported water to water purveyors in the southeastern portions of the County.

There are about 178 water purveyors in Ventura County, which include 6 city systems, 8 privately-owned companies, 4 other public water purveyors, 17 special water districts, and more than 100 mutual water companies, and other public and private systems of varying sizes (Navy bases, Navy housing, mobile home parks, etc.).

The goals, policies and programs which apply to water supply facilities are as follows:

4.3.1 GOALS

1. Ensure the provision of water in quantities sufficient to satisfy current and projected demand.
2. Encourage the employment of water conservation measures in new and existing development.
3. Encourage the continued cooperation among water suppliers in the County in meeting the water needs of the County as a whole.

4.3.2 POLICIES

1. All development which requires potable water shall be provided a permanent potable water supply of adequate quantity and quality. Water systems operated by or receiving water from Casitas Municipal Water District, the Calleguas Municipal Water District or the United Water Conservation District will be considered permanent supplies unless determined otherwise by the district. When the proposed water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division or the Public Works Agency to be questionable or inadequate, the developer shall be required to demonstrate the availability of a permanent potable water supply for the life of the project.
2. Discretionary development shall be conditioned to incorporate water conservation techniques and the use of drought resistant native plants pursuant to the County's Guide to Landscape Plans.

4.3.3 PROGRAMS

1. The County and the major water wholesalers and purveyors should jointly support the Ventura County Water Conservation Program. Participation in the countywide Program includes funding the position of water conservation coordinator and water conservation assistant. Programs promote water efficiency in urban, agriculture and business

and industrial areas. Activities include staffing the Water Conservation Landscape Task Force Committee, updating annual water use information, publishing newsletters and brochures, coordinating commercial and industrial water efficiency programs and informing the public about water conservation.

2. The Planning Division, with the support of the Public Works Agency, will continue to coordinate with water districts to establish a data base on actual available supply, projected use factors for types of **development** and threshold limits for **development** within available water resources.
3. The County Public Works Agency (Water Resources and Development Department) and the three major water wholesale agencies (Casitas, Calleguas and United) will continue to pursue the use of reclaimed water as a long-term source for agricultural irrigation.
4. The County Building and Safety Division will enforce the County's Efficient Plumbing Devices Ordinance (low water use plumbing fixtures).

4.4 WASTE TREATMENT AND DISPOSAL FACILITIES

The Waste Treatment and Disposal Facilities Section of the Public Facilities and Services Chapter: 1) satisfies the requirement of California Government Code Section 65302(a) for the designation of solid and liquid waste disposal facilities in the Land Use Element of the General Plan, 2) satisfies State policy described in Section 66780(b) indicating that Countywide Integrated Waste Management Plans (CIWMP) be consistent with General Plans, and 3) provides, in part, the means necessary for determining consistency between proposed facilities and the General Plan required by Government Code Sections 66796.32(c) and 66796.41(a) relative to the issuance of Solid Waste Facilities Permits.

The following types of waste treatment and disposal facilities are included in this Section:

- o **On-Site Septic Systems:** On-site septic systems, also referred to as individual sewage disposal systems (ISDS), are those liquid waste systems which dispose of sewage generated by individual residences and businesses in unsewered areas. A conventional ISDS usually includes a septic tank and either a seepage pit or leach lines. Mound systems and subsurface sand filtration systems are two alternative ISDS which may be approved for use in areas where there are shallow soils over bedrock, high groundwater (either seasonal or permanent), or fractured bedrock. They are restricted for use only under specific conditions and guidelines in those areas of the County where community sewer systems are not available and on-site conditions preclude the use of conventional septic tank/soil absorption systems. Only domestic sewage (i.e., human waste from everyday living activities) can be discharged into a septic system.
- o **Sewage Treatment Facilities:** Sewage treatment facilities collect water used for domestic, commercial and industrial purposes, treat it to remove organic and inorganic waste materials, and discharge the treated effluent to the environment. Operation of these facilities is regulated by State and Federal agencies to protect the County's surface and groundwater from biological and chemical pollutants. There are two categories of Sewage Treatment Facilities. They are as follows:

Community Sewage Treatment Facilities are plants that treat liquid waste that is received from off of the plant site. They include public agency and privately owned facilities. These facilities are identified on the General Plan's Public Facilities Map (Figure 4).

On-Site Wastewater Treatment Facilities are plants that treat liquid waste that is generated on the same project site where the plant is located, with both the plant and the project site under common ownership. These plants are sized and explicitly restricted to serve only the project site, and cannot serve uses off-site or under different ownership.

- o **Solid Waste Disposal Sites:** Solid waste disposal sites are those facilities for the final deposition of wastes onto land. Wastes are categorized by the State into four general types; Hazardous, Designated, Municipal and Inert Waste. Currently, only certain Designated, all Nonhazardous and Inert wastes can be legally disposed of to land in Ventura County. Hazardous and certain types of Designated wastes must be transported outside of the County for disposal. Waste management units (disposal sites) for designated and nonhazardous wastes are operated pursuant to requirements and criteria established by the State Water Resources Control Board (SWRCB) and the California Integrated Waste Management Board (CIWMB) as well as many other agencies. They are regulated and inspected by the staff of the Regional Water Quality Control Board (RWQCB), and the Ventura County Environmental Health Division, which is the Local Enforcement Agency (LEA) for the CIWMB.
- o **Waste Transfer Stations:** Waste transfer stations are those facilities utilized to receive wastes from outside their permit boundaries to temporarily store and/or separate wastes or transfer the solid wastes directly from smaller to larger vehicles for transport.
- o **Off-Site Waste Treatment Facilities:** Off-site waste treatment facilities are those facilities which accept wastes from outside their permit boundaries for treatment to change the physical, chemical, or biological characteristics of the waste so as to render it less harmful to the quality of the waters of the State, safer to handle, easier to contain or manage, including use as a fuel, nutrient or soil amendment.

Section 4.4 of the Public Facilities and Services Appendix describes each type of waste treatment and disposal facility by location and waste handled.

The goals, policies and programs which apply to waste treatment and disposal facilities are as follows:

4.4.1 GOALS

1. Ensure the provision of adequate individual and public sewage/ waste collection, treatment and disposal facilities to meet the County's current and future needs in a manner which will protect the natural environment and ensure protection of the public's health, safety and welfare.
2. Ensure continuous waste disposal capacity to meet the County's current and projected waste disposal needs. After consideration of waste reduction potential, disposal capacity shall be provided so as to protect the natural environment and ensure the protection of the public's health, safety and welfare.

4.4.2 POLICIES

1. Community sewage treatment facilities and solid waste disposal sites shall be deemed consistent with the General Plan only if they are designated on the Public Facilities Map. On-site septic systems (i.e., individual sewage disposal systems), on-site wastewater treatment facilities, waste transfer stations, off-site waste treatment facilities and on-site storage facilities are consistent with the General Plan if they conform to the Goals Policies and Programs of the General Plan.
2. Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.

3. In order to reduce the need for additional wastewater treatment capacity, the County shall:
 - o require new discretionary development to utilize water-conserving design features;
 - o encourage the retrofitting of existing uses and buildings with water-conserving devices;
 - o require that new wastewater lateral and trunk collection lines be designed to allow the minimum feasible amount of inflow and infiltration into the wastewater collection system.
 - o periodically inspect existing lateral and trunk collection lines to identify areas subject to excessive inflow and infiltration and remedy identified problems as feasible.
4. **Discretionary development** adjacent to existing and proposed waste treatment, transfer and disposal sites, as identified in the Countywide Integrated Waste Management Plan, shall not conflict with the current and anticipated future use of these waste facilities.
5. Waste treatment and disposal operations shall be designed and conducted in a manner that is compatible with surrounding land uses such that the potential impacts are mitigated to less than significant levels, or, where no feasible mitigation measures are available, a statement of overriding considerations consistent with CEQA shall be adopted. At the end of such operations, the site shall be restored to a use compatible with surrounding land uses.
6. Applicants for discretionary development shall be encouraged to employ practices that reduce the quantities of wastes generated and shall be requested to engage in recycling activities to further reduce the volume of waste disposed of in landfills.

4.4.3 PROGRAMS

1. The Public Works Agency, with the support of the Planning Division, will periodically update the County's Water Quality Management (208) Plan to incorporate revised population, land use and sewer plant capacity forecasts.
2. The County Public Works Agency will continue to work cooperatively with sanitation districts in the County toward the improvement and expansion of the existing public sewer systems consistent with the County General Plan.
3. The Environmental Health Division will continue to pursue the implementation of a program of regular inspection, monitoring and maintenance of individual sewage disposal systems, with an emphasis on an annual inspection of targeted individual sewage disposal systems.
4. The Solid Waste Management Department will investigate long-range solutions to solid waste management, emphasizing ecologically and environmentally sensitive solutions, including source separation, recycling, composting and the like.
5. The Solid Waste Management Department will prepare, maintain and update the Countywide Integrated Waste Management Plan as necessary.

4.5 PUBLIC UTILITIES

Public utilities, as addressed in this section, includes electrical power, natural gas, telephone service, cable television service and communication equipment.

Electrical power to Ventura County is provided by the Southern California Edison Company, which consists of generation plants, substations and transmission lines. Southern California Edison presently operates two major generating plants in Ventura County: (Mandalay and Ormond Beach), both of which are located along the coastal area of the City of Oxnard.

Southern California Gas Company supplies natural gas to all of Ventura County through a fixed transmission and distribution system.

Telephone service is provided by Pacific Bell and General Telephone Company of California (GTE). GTE's State Headquarters is located in Thousand Oaks, serving a twenty county area with more than 330 communities.

Seven cable television service companies offer cable television services to residents of Ventura County.

County communication equipment, operated by General Services Agency, includes radio, microwave, and telephone switching equipment, which is located at 17 separate sites, including each of the three community colleges. In addition, there is privately operated communications equipment (including radio and television transmitting and receiving antennas, radar stations, and microwave towers) scattered throughout the county's hilltops.

The goal and policies which apply to public utilities are as follows:

4.5.1 GOAL

Promote the efficient distribution of public utility facilities and transmission lines to assure that public utilities are adequate to service existing and projected land uses, avoid hazards and are compatible with the natural and human resources.

4.5.2 POLICIES

1. New gas, electric, cable television and telephone utility transmission lines shall use or parallel existing utility rights-of-way where feasible and avoid scenic areas when not in conflict with the rules and regulations of the California Public Utilities Commission. When such areas cannot be avoided, transmission lines should be designed and located in a manner to minimize their visual impact.
2. All transmission lines should be located and constructed in a manner which minimizes disruption of natural vegetation and agricultural activities and avoids unnecessary grading of slopes when not in conflict with the rules and regulations of the California Public Utilities Commission.
3. Discretionary development shall be conditioned to place utility service lines underground wherever feasible.

4.6 FLOOD CONTROL AND DRAINAGE FACILITIES

The Ventura County Flood Control District is a special district that was created in 1944 for the purpose of providing for the control of floods and storm waters originating within the District (County) or originating outside the District and flowing into it, to conserve such waters for beneficial use, to prevent waste or exportation of waters and to reclaim drainage, storm, and flood waters. The District includes all of Ventura County except the offshore Channel Islands of Anacapa and San Nicolas. The County is divided into four numbered flood zones: Zones 1-4. Boundaries of the first three zones generally follow the limits of the three major drainage systems of Ventura County:

- o Zone 1: Ventura River Watershed
- o Zone 2: Santa Clara River Watershed
- o Zone 3: Calleguas Creek Watershed

- o **Zone 4:** Includes the Cuyama River Basin and the remainder of the County.

In addition to the Ventura County Flood Control District, several other agencies responsible for providing drainage of storm waters from, or conveyance of storm waters through, the County include: (a) the various cities; (b) drainage and storm drain districts, and (c) Ventura County itself.

The Ventura County Flood Control District defines red line channels as channels over which the Flood Control District exercises regulatory jurisdiction. Regulatory jurisdiction does not imply ownership as some of the red line channels are owned by the Flood Control District and some are owned by others. These red line channels can either be improved or unimproved.

According to the County Flood Control District, there are a total of 486.46 miles of channels under County Flood Control regulatory jurisdiction.

The County Flood Control channels run the gamut from fully improved concrete channels to unimproved, natural channels. Fully improved channels include: rectangular, trapezoidal, box and pipe. Other channels include natural, shaped (but maintained) and pipe and wire channels.

The staff for the County Flood Control District is the Flood Control Department of the Public Works Agency. The Flood Control Department is also the responsible sponsoring local agency for Federal flood control projects throughout the County, and provides coordination for the Federal Flood Insurance Program. In addition, the Department is coordinating with the Federal Government in studying coastal erosion and control.

Other functions include coordination of the importation of water into the County, flood fighting and disaster operations, review of land developments for flood hazards and effects on water quality, issuance of Watercourse Permits, and operation of a Flood Warning System.

The goal, policies and program which apply to flood control and drainage facilities are as follows:

4.6.1 GOAL

Provide adequate and appropriate flood control and drainage facilities to protect life and property from damage or destruction from flood and storm waters.

4.6.2 POLICIES

1. All necessary flood control and drainage facilities shall be constructed to meet the minimum standards of the Public Works Agency and the County Flood Control District consistent with the goals, policies and programs of the General Plan.
2. Drainage courses shall be left in their natural state as much as possible.
3. Discretionary development shall be conditioned to provide flood control and drainage facilities deemed by the Public Works Agency and Flood Control District as necessary for the development, and shall be required to contribute toward flood control facilities required by cumulative development.

4.6.3 PROGRAM

The Ventura County Flood Control District will periodically update the Comprehensive Plan for Flood Control.

4.7 LAW ENFORCEMENT AND EMERGENCY SERVICES

The Sheriff is the Chief Law Enforcement Officer for the County of Ventura and, as such, has jurisdiction over its unincorporated areas. In 1965, the Sheriff, through a contract, began to provide law enforcement services for the Cities of Thousand Oaks and Camarillo. In 1980, the City of Ojai also contracted for law enforcement services. The City of Moorpark became the fourth municipality to contract in July 1984. More recently, the City of Fillmore contracted for police services in June 1987. To accommodate the responsibilities of the Office of the Sheriff, the department is comprised of seven major divisions: Support Services, West County Patrol, East Valley Patrol, Central County Patrol, Special Services, Custody, and Court Services. The Sheriff's Department is headquartered in Ventura and maintains stations in Camarillo, Fillmore, Lockwood Valley, Moorpark, Ojai, and Thousand Oaks. A new East Valley Law Enforcement Facility located between Thousand Oaks and Simi Valley opened in 1989. As of 1991, the Sheriff's Department was staffed by 927 personnel; 601 are sworn officers.

Inmates in Ventura County are housed at three major facilities: the Main Jail/Pre-Trial Facility located at the Ventura County Government Center in Ventura, and most of the remaining inmates are housed at the Ventura County Branch Jail-Honor Farm Facility at 370 West Baldwin Road in the Ojai Valley. An additional smaller facility (refurbished former U.S. Forest Service Camp), was established in Rose Valley in 1990, to house 160 inmates. The East Valley Substation at 2201 E. Olsen Road in Simi Valley has a temporary jail holding facility. Overcrowding of the Main Jail and Honor Farm facilities requires research and planning for future needs. With financial assistance from voter approved bond issues plus County funds, an approximately 600 bed sentenced inmate facility is now in the final planning stages.

Both the Municipal Court and Superior Court are located in the Hall of Justice, located at the Ventura County Government Center Complex at 800 South Victoria Avenue, Ventura. Simi Valley also has a Municipal Court Branch located at 3855F Alamo Street, Simi Valley.

According to County Ordinance 2538, the Sheriff is Director of Disaster (Emergency) Services. Emergency Services planning in Ventura County is conducted in the Sheriff's Department, Support Services Division, Office of Emergency Services. The staff coordinates planning at each government level.

The eight major elements of the Office of Emergency Services work program includes:

1. Emergency Organization Planning and Management.
2. Direction, Control and Warning.
3. Population Protection.
4. Radioactive Contamination, Monitoring and Control.
5. Public Disaster Related Public Education and Emergency Public Information.
6. Emergency Support Services.
7. Hazard Analysis and Mitigation.
8. Multihazards Functional Planning Guidance.

The goals, policies and programs which apply to law enforcement and emergency services are as follows:

4.7.1 GOALS

1. Provide for the protection of the public through effective law enforcement and emergency services.
2. Ensure that discretionary development provides adequate private security for the prevention of local crime.
3. The goals of the Sheriff's Department are to:
 - o Provide optimum and efficient law enforcement services within the department's jurisdiction.

- o Provide full investigative services including major crime and crime lab services as requested Countywide.
 - o Maintain and operate both pre-trial and sentenced custodial facilities and services for all adult clientele.
 - o Provide court services and security for both the Superior and Municipal Courts. Provide all aspects of civil court process services.
4. The overall **goal** of the Corrections Services Agency is to provide for community protection by unifying and coordinating correctional services in Ventura County.
 5. The overall **goal** of the Municipal Court is to:
 - o Process all vehicular violations, and certain parking violations originating from municipal police agencies, Sheriff, Highway Patrol, and various other State and district enforcement agencies.
 - o Process all filings involving small claims wherein the jurisdiction does not exceed \$1,500, and civil process involving suits not exceeding \$25,000.
 - o Process misdemeanor offenses punishable by fine or imprisonment in County Jail, not to exceed one year. Offenses classified as infractions, and has jurisdiction over felony preliminary hearings.
 6. The overall **goal** of the Superior Court is to provide trial court judicial services for all cases presented to it within its constitutionally established jurisdiction.
 7. The overall **goal** of the Ventura County Sheriff's Department Office of Emergency Services is to save lives and protect property by developing **programs** and emergency operational capabilities that mitigate, prepare for, respond to, and recover from any emergency or disaster - whether peacetime or war-related.

4.7.2 POLICIES

1. The Sheriff's Department shall continue to review **discretionary** permits to ensure that an adequate level of law enforcement can be provided.
2. **Discretionary development** shall be conditioned to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).
3. **Discretionary development** shall be conditioned to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum 1 foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).
4. **Discretionary development** shall be conditioned to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees

must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).

5. The County Sheriff's Department shall maintain mutual aid agreements with incorporated cities to assure efficient service delivery and law protection to all areas of the County.

4.7.3 PROGRAMS

1. The County Sheriff's Department will continue to support efforts to organize neighborhood, rural, and industrial crime prevention programs, and conduct residential security surveys.
2. The County Sheriff's Department Office of Emergency Services will maintain and periodically update the Ventura County Multihazard Functional Plan including mitigation measures, preparedness, response, and recovery for the following ten hazard specific contingency sections (i.e. plans):
 - o "Major Earthquake"
 - o "Major Hazardous Material Incident"
 - o "Flood Hazard"
 - o "Dam Failure"
 - o "Nuclear Defense Emergencies" (Nuclear Attack Threat Assessment)
 - o "Wildland Fire"
 - o "Major Transportation Accidents"
 - o "Landslide"
 - o "Tsunami" (& Seiche)
 - o "Off Shore Oil Incidents"
3. The Office of Emergency Services will conduct public education programs for the citizens of the County on prevention and preparedness of natural and war-related hazards.

4.8 FIRE PROTECTION

The Ventura County Fire Protection District is a special district formed on May 16, 1928, and governed by the Board of Supervisors. The Ventura County Fire Protection District protects life and property by providing fire prevention, fire suppression, fire investigation, a hazardous materials response team, and rescue and related emergency services. The County Fire Protection District operates 30 fire stations that serve the municipalities of Camarillo, Moorpark, Ojai, Port Hueneme, Simi Valley, and Thousand Oaks, and the unincorporated regions of Ventura County. The Fire Protection District, as of 1991, had a staff of 390 fire suppression personnel plus an additional 40 reserve firefighters and 70 support personnel. The County has mutual aid agreements with all adjacent counties, incorporated cities within the County military installations and other U.S. agencies. Ventura County Fire Protection District has also signed a Memorandum of Understanding to establish a coordinated effort with ten other Federal, State and local agencies to accomplish joint arson investigation and resource sharing. Besides the actual fighting of fires, a great deal of time is spent by the Fire Protection District on preventive measures and preparation for combating fires. Fire prevention consists of making inspections of buildings, schools, and homes, making recommendations for fire safety, and enforcing the Uniform Fire Code. Fire Prevention programs are also sponsored through the schools, service clubs, and other organizations.

The cities of Oxnard and Ventura have their own separate fire departments staffed with paid firefighters at stations located throughout each city. The cities of Fillmore and Santa Paula each have their own volunteer fire departments. The Los Padres National Forest area of the County is served by the U.S. Forest Service.

The goal and policies which apply to fire protection are as follows:

4.8.1 GOAL

Strive to reduce the loss of life and property by providing effective fire prevention, suppression and rescue services and facilities.

4.8.2 POLICIES

1. The County Fire Protection District-Bureau of Fire Prevention shall continue to review all new **development** to ensure that an adequate level of fire protection can be provided.
2. **Discretionary development** shall be permitted only if adequate water supply, access and response time for fire protection can be made available.
3. The County Fire Protection District shall continue to maintain mutual aid agreements with all adjacent cities and counties, incorporated cities within the County, local military installations and the U.S. Forest Service.
4. The County Fire Protection District shall continue to participate in a coordinated effort with other Federal, State and local agencies to accomplish joint arson investigation and resource sharing.
5. Fire stations shall be sited in locations central to the area served and on or near arterial highways so as to minimize call response time.

4.9 EDUCATION AND LIBRARY FACILITIES AND SERVICES

There are 20 public school districts serving the elementary and secondary school needs in Ventura County:

- o Conejo Valley Unified School District (Thousand Oaks, Newbury Park and Westlake)
- o Fillmore Unified School District (Fillmore, Bardsdale, Piru and Northeast portion of the County)
- o Moorpark Unified School District (Moorpark)
- o Oak Park Unified School District (Oak Park and Agoura)
- o Ojai Unified School District (Ojai Valley)
- o Simi Valley Unified School District (Simi Valley)
- o Ventura Unified School District (Ventura, Montalvo, Oak View and Saticoy)
- o Hueneme Elementary School District (Oxnard, Port Hueneme, and Hollywood Beach)
- o Ocean View Elementary School District (Southern portion of Ventura County including Santa Monica Mountains Area)
- o Oxnard Elementary School District (Oxnard and beach areas)
- o Rio Elementary School District (El Rio and Oxnard areas)
- o Mesa Union Elementary School District (rural area between Saticoy and Somis)
- o Pleasant Valley Elementary School District (Camarillo, Camarillo Heights and Las Posas)
- o Somis Union Elementary (Somis)
- o Briggs Elementary School District (West rural Santa Paula)
- o Mupu Elementary School District (North rural Santa Paula)
- o Santa Clara Elementary School District (East rural Santa Paula)
- o Santa Paula Elementary School District (Incorporated Santa Paula)
- o Oxnard Union High School District (Oxnard, Port Hueneme and Camarillo area)
- o Santa Paula Union High School District (Santa Paula area)

The primary function of the County Superintendent of Schools is to act as an intermediary agency between the Federal and State Government and the local school districts and private schools. In this capacity, the office assists school districts and private schools with administrative, business and fiscal, and

educational affairs through the implementation of special programs, services, and legislative mandates.

The Ventura County Superintendent of Schools also provides a special education program, occupational training program, Gateway Community School and Court School. A Countywide School District Facility Needs Study was conducted by the Ventura County Superintendent of Schools Office surveying each school district's anticipated school facilities needs through the year 2000 (see Public Facilities and Services Appendix).

The Ventura County Community College District is responsible for providing public community college education in Ventura County. The Community College District operates three colleges: Ventura College, Moorpark College, and Oxnard College. These colleges serve all communities in the County, except for an area in the northwestern part of the County served by the Santa Maria Community College District.

Ventura County is served by four independent public library jurisdictions: Ventura County Library Services Agency, the City of Oxnard, Santa Paula Union High School District and the City of Thousand Oaks.

The Ventura County Library Services Agency operates 16 community, and special libraries. The County Library administrative office is at 4274 Telegraph Road, Ventura and its Central Services operations are at 651 East Main Street, Ventura. Community and special libraries are located as follows:

- | | |
|----------------------------|---------------------------------|
| o Avenue Library (Ventura) | o Oak Park |
| o Camarillo | o Oak View |
| o El Rio | o Ojai |
| o Fillmore | o Piru |
| o E. P. Foster (Ventura) | o R. D. Prueter (Port Hueneme) |
| o Historical Museum | o Saticoy |
| o Library (Ventura) | o Simi Valley |
| o Meiners Oaks | o H.P. Wright Library (Ventura) |
| o Moorpark | |

The County Law Library is located on the first floor of the Hall of Justice at the County Government Center. Its collection of books, journals and other publications are accessible for examination and reading by the public. Its primary use is by the judiciary, state and county officials and members of the Bar Association.

The goals, policies and programs which apply to education and library facilities and services are as follows:

4.9.1 GOALS

1. Promote quality public education services and educational facilities in order to achieve maximum opportunity for the education of residents of all ages and socioeconomic levels.
2. Goals of the Office of the County Superintendent of Schools are:
 - o To provide leadership and direction in the development and implementation of the best possible educational programs throughout Ventura County.
 - o To provide services, programs, and support for the purpose of maintaining the efficient and effective operation of district and County educational programs.
 - o To operate Countywide educational programs for students when it is not feasible or practical for local districts to do so.
 - o To maintain a public information program on educational matters.

- o To assist school district implementation of educational programs or procedures as mandated, requested or recommended by the State Department of Education.
- 3. The overall goal of the Ventura County Community College District is to meet the educational needs of all eligible students by offering comprehensive programs and services.
- 4. The goal of the Ventura County Library Services Agency is to provide to all individuals free access to books, other materials, and services to support their informational, recreational, cultural and self-education needs.

4.9.2 POLICIES

- 1. School sites shall be integrated with parks wherever possible.
- 2. If school facilities within the unincorporated portion of the County are no longer needed for public education, consideration should be given to the use of the sites/facilities for parks and recreation, use by private schools and other similar community uses.
- 3. School facilities should be available for community activities when feasible.
- 4. Community library facilities shall be sited in central locations of the community to be served. Site selection criteria shall consider:
 - o Convenient access, preferably on or near the Community's major vehicular and pedestrian traffic routes.
 - o Adequate off-street parking.

4.9.3 PROGRAMS

- 1. The Planning Division will continue to work with the County Superintendent of Schools Office and the various school districts in the County concerning school site dedications and fee assessments.
- 2. The County Planning Division will continue to coordinate an exchange of information with school districts regarding school needs and new residential developments.
- 3. The Library Services Agency will continue to work with cities served in the development of financial partnerships to expand or replace existing facilities.

4.10 PARKS AND RECREATION

In Ventura County the abundance of natural recreation resources has given rise to establishment of many recreation facilities. A wide variety of agencies provide these facilities. At the Federal level, Ventura County contains the Los Padres National Forest, the Santa Monica Mountains National Recreation Area and the Channel Islands National Monument. State parks and open space lands are located along the coast, within the Santa Monica Mountains area and at Hungry Valley State Recreation Area. The above facilities attract patronage from a much greater area than Ventura County alone. The Casitas Municipal Water District and United Water Conservation District provide facilities at Lake Casitas and Lake Piru respectively. At the local level, facilities are provided by the County, the cities and three recreation and park districts.

Recreation facilities can be divided into two main categories: regional and local. A **regional recreation area** is an extent of land which, by its unique natural character or unusual or extensive development, offers recreation opportunities that attract patronage from beyond the local vicinity without regard to physical, political or municipal boundaries. **Local parks** provide facilities to serve the daily needs of a neighborhood or group of neighborhoods

within an urban community. The specific facilities should be determined by assessing the needs of the community. Recreation areas can also serve the ancillary purposes of preserving open space, providing water resources, buffering urban land uses and preserving biological, cultural and scenic resources.

The majority of County residents receive local park service from a local city or recreation and park district. The Pleasant Valley Recreation and Park District provides local park facilities in the Camarillo area. The Rancho Simi Recreation and Park District serves the Simi Area and the Rancho Conejo Recreation and Park District provides local and some regional facilities and an extensive trail system in the Thousand Oaks vicinity. The above District's service areas extend into unincorporated territory outside the principal cities. Other incorporated cities provide recreation services through their own recreation departments. Some cities also operate regional recreation facilities. The Public Facilities and Services Appendix contains a more extensive listing of recreation facilities.

The County of Ventura provides recreation services through the General Services Agency, Recreation Services. The primary focus of the County is to provide regional recreation facilities. The County also provides local park facilities in unincorporated areas of the County not served by other agencies. The County operates community recreation centers in Oak View, Casitas Springs, El Rio, Saticoy and Piru.

Trails are another category of recreation facility. The Los Padres National Forest and Santa Monica Mountains National Recreational Area contain extensive trail systems. Local trails exist in many areas of the County. The County, and many other public and private organizations, have been attempting to establish an interconnected trail network throughout the County. Trails can be established on public lands and easements or by obtaining easements through private lands.

Funding limitations on recreation services are a perennial problem. Decreasing availability of Federal and State revenues together with local funding shortages threaten the ability of the County to keep pace with service demand. Innovative utilization of donations, grant sources, volunteer labor and public-private joint ventures can fill the revenue gap. The County has adopted local parkland dedication requirements, (Quimby Ordinance), pursuant to the State Subdivision Map Act to fund the development and renovation of neighborhood and community recreation facilities.

The goals, policies and programs which apply to recreation facilities are as follows:

4.10.1 GOALS

1. Acquire, develop and operate a system of recreation facilities to meet the recreation needs of County residents.
2. Pursue an equitable, independent, and reliable method of financing the planning, acquisition, development, operation and maintenance of recreation facilities.
3. Promote a coordinated effort by all government entities to assure the provision of a complete range of recreational opportunities for all ages and interests in all areas of Ventura County.
4. Promote the multi-use of existing physical resources through coordination with other public and quasi-public agencies (i.e., utility easements, flood control easements, school district facilities, etc.).
5. Establish or assist in the establishment of a Countywide network of trails which will meet the needs of equestrians, bicyclists, hikers and other trail user groups.
6. Provide, or encourage the provision of, local park and recreation facilities and programs to serve the residents of the unincorporated territory of Ventura County where an equitable financing plan can be established with minimal use of County General Fund revenues.

7. Ensure compatibility between recreation facilities and adjoining land uses.

4.10.2 POLICIES

1. The General Services Agency shall coordinate the location, planning, and functional use of all County recreation facilities with affected local governmental entities and, where feasible, promote joint acquisition and/or development to assure effective coverage of all needs.
2. The General Services Agency and Planning Division shall review discretionary entitlement requests for impact to recreation opportunities and resources.
3. The County shall maintain and enforce the local parkland dedication requirements (Quimby Ordinance), to acquire and develop neighborhood and community recreation facilities. Parkland dedication shall be based on a standard of five acres of local parkland per thousand population, including neighborhood and community parks.
4. Discretionary development which would obstruct or adversely impact access to a public recreation resource shall be conditioned to provide public access as appropriate.
5. Developers shall be encouraged to make unused open space available for recreation.
6. The County shall require reservation of land for public purchase, pursuant to the County Subdivision Ordinance, where requested by a recreation agency.
7. County facilities (e.g., flood control channels and easements) shall be made available for recreational use as appropriate.
8. New recreation facilities shall be consistent with the General Plan and Zoning Ordinance.

4.10.3 PROGRAMS

1. The General Services Agency will prepare and update a County Recreation Plan to evaluate demand, establish facility needs, and prioritize proposed facility development.
2. The General Services Agency will develop, implement and maintain an ordinance to collect development fees to provide for regional recreation facility development.

4.11 OTHER PUBLIC BUILDINGS AND GROUNDS

Federal installations, facilities and lands include defense installations (Point Mugu Pacific Missile Test Center and Naval Air Station and Port Hueneme's U.S. Naval Construction Battalion Center) and recreation and conservation oriented facilities and lands, including Los Padres National Forest. San Nicolas Island is part of the Navy's Pacific Missile Test Center Sea Test Range and is also one of the State's key wildlife and environmental preservation areas. Other Federal lands and facilities, including the Santa Monica Mountains National Recreation Area, Anacapa Island and the Channel Islands National Park Visitor Center, are discussed in the Public Facilities and Services Appendix (Section 4.10 on Parks and Recreation).

- o Point Mugu Pacific Missile Test Center and Naval Air Station: The 4,500 acre Point Mugu facility is located at the western end of the agricultural lands of the Oxnard Plain, six miles southeast of Oxnard and 7½ miles southwest of Camarillo. Approximately 8,000 military and civilian personnel work at Point Mugu with an additional 3,000 dependents living in the area near the base. The main base complex houses extensive test

laboratory and support facilities, and two runways capable of handling all modern aircraft types.

- o Naval Construction Battalion Center Port Hueneme: Another Federal defense installation located in Ventura County is the U.S. Naval Construction Battalion Center located within the City of Port Hueneme. The center is home of the Navy's famous Seabees. This base covers more than 1,600 acres, has more than 40 miles of roads and streets and 26 miles of railroad tracks.
- o Los Padres National Forest: The Los Padres National Forest covers 555,618 acres or 868.15 square miles of the 1,884 square mile area of Ventura County (approximately 46% of the land area of the County). Facilities within Los Padres National Forest include roads, trails, campgrounds, dams and buildings.
- o San Nicolas Island: The 14,000 acre (21.875 square miles) island is located approximately 60 miles off the coast of Point Mugu. San Nicolas Island is part of the Navy's Pacific Missile Test Center Sea Test Range. Approximately 350 employees, including military and civilian, staff the outlying landing field and the Naval Facility at San Nicolas Island. San Nicolas Island is also one of the California's key wildlife and environmental preservation areas.

State public facilities and lands include the Camarillo State Hospital and California State Youth Authority (Ventura School). Hungry Valley State Vehicular Recreation Area and the various State parks and beaches are discussed in Section 4.10 of the Public Facilities and Services Appendix.

- o Camarillo State Hospital: Camarillo State Hospital, built in 1932, is located 4 miles southeast of Camarillo on a 976 acre site, with the farm portion of 435 acres leased out. The State Hospital is licensed for 1,503 beds for the mentally disabled and developmentally disabled.
- o California State Youth Authority (CYA) - Ventura School: CYA is located on a 110 acre site at the southwest corner of Wright Road and Beardsley Road, Camarillo, approximately 3 miles northwest of Camarillo City Hall. This site was formerly a Youth Authority institution for female offenders only. It presently a co-ed institution for youthful offenders ages 17-25.

Ventura County owns or leases a multitude of buildings and facilities. Most of these have been addressed in previous section of the Public Facilities and Services Chapter and in the Public Facilities and Services Appendix.

Ventura County buildings and facilities not previously discussed in earlier portions of the Public Facilities and Services Chapter are owned or leased by the following County agencies and/or departments:

- o Agricultural Department (Agricultural Commissioner)
- o Animal Regulation Department
- o General Services Agency (GSA)
- o Health Care Agency (HCA)
- o Personnel Department
- o Public Social Services Agency (PSSA)
- o Public Works Agency (PWA)
- o Resource Management Agency (RMA)
- o Solid Waste Management Department (SWM)

The goals, policies and programs which apply to other public buildings and grounds are as follows:

4.11.1 GOALS

1. Ensure a continuing, cooperative planning and working relationship between the County of Ventura and the respective State and Federal Government Agencies in sharing information relative to existing and proposed State and Federal facilities.

2. Ensure that Federal and State facility planners are adequately informed of applicable County regulations, standards and land use policies in order to minimize conflicts with the County Planning Program.
3. Ensure that the location and design of new County buildings and grounds are consistent with the goals, policies and programs of the General Plan.

4.11.2 POLICIES

1. The Planning Division will encourage Federal and State Agencies to fully comply with the County General Plan and other County adopted regulations, standards and land use policies.
2. Proposed County buildings and grounds in the unincorporated area of the County shall be consistent with the goals, policies and programs of the County General Plan.

4.11.3 PROGRAMS

1. The County will continue to provide input on environmental documents for proposed modifications to Federal and State facilities to ensure all adverse consequences are adequately identified and mitigated as feasible.
2. The County will cooperatively work together with Federal and State Government Agencies to ensure that new expansions to existing State and Federal facilities or new facilities are compatible with the County General Plan and meet the needs of the County residents.

GLOSSARY

An attempt has been made to define all technical words contained in the text. If a technical word is not defined, often the word can be found in a standard dictionary. In using the glossary, the reader will note that many technical words appear within the definitions themselves. Definitions of these words can also be found in this glossary.

Active Fault: See Fault.

Air Pollution Control District (APCD): A County entity formed by the County Board of Supervisors in 1968. The APCD monitors air quality, works with business and industry in reducing emissions, forecasts future air quality, and is charged with enforcing the County's air quality regulations.

Airport: Any area of land or water which is used, or intended for use, for the landing and take-off of aircraft, and any appurtenant areas which are used, or intended for use, for airport buildings or other airport facilities or rights of way, and all airport buildings and facilities located thereon.

Alquist-Priolo Special Study Zones: Zones delineated by the California State Geologist to encompass potentially hazardous faults. The Alquist-Priolo Special Study Zones Act is intended to provide policies and criteria to assist local and state agencies in providing public safety in hazardous fault zones.

Archaeological Resources: The material remains (artifacts, structures, refuse, etc.) produced purposely or accidentally by human beings.

Attainment Area: An area which is shown by monitorial data or which is calculated by air quality modeling to be in compliance with any national ambient air quality standard.

Average Daily Traffic (ADT): The year-round daily average number of vehicle movements, combined for both directions, past a given point.

BEACON (Beach Erosion Authority for Control Operations and Nourishment): A joint powers agreement of cities and counties within the South Coast Littoral Cell (Santa Barbara and Ventura County Coast Area) created in 1986 to foster greater cooperation toward the maintenance and enhancement of coastal beaches.

Bikeway: Means all facilities that provide primarily for bicycle travel. The following categories of bikeways are defined in Section 2373 of the Streets and Highways Code:

- o **Class I Bikeway (Bike Path or Bike Trail):** Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

Note: Mopeds are prohibited from bike paths and trails unless specifically authorized by the agency having jurisdiction over the facility.

- o **Class II Bikeway (Bike Lane):** Provides a restricted right-of-way designated for the exclusive or semiexclusive use of bicycles with thorough travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.

Note: Mopeds are permitted to operate in bike lanes, per CVC 21209.

- o **Class III Bikeway (Bike Route):** Provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

Biological Resources: Includes plant and animal species and their habitats, plant communities and ecosystems.

Building Coverage: The ratio of the area of land covered by buildings to total lot area, expressed as percent coverage. For purposes of this definition, "building" is any structure having a roof supported by columns or walls, and "building area" is the area included within the surrounding exterior walls or columns of a building, exclusive of courts.

Candidate Species: Any species which is under consideration for a Federal designation by the Secretary of the Interior, but has not yet received that designation and is designated "candidate" by the U.S. Fish and Wildlife Service.

City Thoroughfare: A thoroughfare located within and maintained by a city.

Coastal Habitat: Environmentally sensitive habitat areas in the Coastal Zone which support plant or animal life, including coastal waters, intertidal areas, estuaries, lakes, wetlands and sand dunes.

Community Sewage Treatment Facilities: Plants that treat liquid waste that is received from off of the plant site. They include public agency and privately owned facilities. See On-Site Wastewater Treatment Facilities.

Conservation: The management of natural resources to prevent waste, destruction, or neglect.

County thoroughfare: A thoroughfare located within the unincorporated area and maintained by the County.

Cultural Resources: Is most frequently identified with prehistoric or historic items. These include prehistoric districts, sites, structures, artifacts and other evidence of human use considered to be of importance to a culture, subculture, or a community for traditional, religious, scientific or other reasons.

Dam: Any artificial barrier, together with appurtenant works, which impounds or may impound or divert water, and which either:

- (a) is or will be 25 feet or more in height from the natural bed of the stream or watercourse at the downstream toe of the barrier, as determined by the State Department of Water Resources, or from the lowest elevation of the outside limit of the barrier, as determined by the State Department of Water Resources, if it is not across a stream channel or watercourse, to the maximum possible water storage elevation, or
- (b) has or will have an impounding capacity of 50 acre-feet or more.

Dam Inundation: The flooding which occurs as the result of structural failure of a dam.

Dedication of Flowage Easement: An easement that is utilized to define an area subject to flooding and which allows an agency to inundate the land with flood water and prevent obstruction of flow.

Development: The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. Routine repair and maintenance activities are not included.

Discretionary Development: Any development proposal, project or permit which requires the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Disposal Site: The location where any final abandonment, discard, or deposition of waste occurs.

Drilling Mud: A dense colloidal slurry or gel used in oil and gas drilling, and circulated through the well bore to facilitate the drilling process. Drilling mud is generally composed of bentonite clay, fresh water or saturated salt mixtures, and barite or naturally-occurring barium sulphate ore. Oil-based drilling muds are considered hazardous wastes because they usually contain heavy metals or other toxic substances.

Endangered Species: A species listed as Endangered by the State or U.S. Fish and Wildlife Service. Generally, any native species or subspecies of a bird, mammal, fish, amphibian, reptile or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range other than a species of the Class Insecta determined by the Secretary of the Interior or Commerce to constitute a pest whose protection under the provisions of this Chapter 35 of Title 16 of the U.S. Code would present an overwhelming and overriding risk to man.

Environmentally Sensitive Biological Resource Area: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Essential Facilities: Structures or buildings which must be safe and usable for emergency purposes after a natural or human-induced disaster in order to preserve the health and safety of the general public. Such facilities, as defined in the Uniform Building Code, are:

- o Hospitals and other medical facilities having surgery or emergency treatment areas.
- o Fire, police, and sheriff stations.
- o Tanks or other structures containing, housing or supporting water or other fire-suppression materials or equipment required for protection of essential or hazardous facilities or special occupancy structures.
- o Emergency vehicle shelters and garages.
- o Structures and equipment in emergency-preparedness centers.
- o Stand-by power generating equipment for essential facilities.
- o Structures and equipment in government communication centers and other facilities required for emergency response.

(See Special Occupancy Structure)

Expansive Soils: Soils which expand or swell when wet and contract or shrink when dried.

Expressways: Roadways similar to freeways except that they do not have grade separated interchanges.

Extinct: Ceased to exist. No longer living.

Farmland of Local Importance: A category of the Important Farmlands Inventory. Generally includes lands of importance to the local agricultural economy, as determined by each County. Such lands support a crop which is crucial key to the local economy. This farmland is not irrigated and includes such dry land crops as beans or grain.

Farmland of Statewide Importance: A category of the Important Farmlands Inventory. Generally includes lands with a good combination of physical and chemical features for the production of agricultural crops. The criterion is basically like that of prime farmland but there is no minimum soil depth limitation and no permeability restriction. They have a broader water holding capacity and moderate erosion hazard.

Fault: A fracture in the earth's crust accompanied by displacement of one side of the fracture with respect to the other side.

- o **Active Fault:** A fault that have moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.
- o **Fault Hazard Area:** Land within 660 feet of active or potentially active faults will be treated as a fault hazard area until accepted geotechnical investigations indicate otherwise.
- o **Fault Trace:** The line formed by the intersection of a fault with the earth's surface.
- o **Inactive Fault:** A fault which shows no evidence of movement in recent geologic time and which has no potential for future movement in the currently known seismic setting.
- o **Potentially Active Fault:** A fault known to have been active in the Pleistocene Period, but cannot be shown to be inactive in the Holocene Period, or a fault which, because it is judged to be still capable of ground rupture or shaking, poses an unacceptable risk for structures.

Federal Highway: A numbered federal route (i.e., U.S. 101 - Ventura Freeway).

Fire Break: A natural or artificial barrier where vegetation has been removed for fire control purposes.

Fire Hazard Area: An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from fire necessitates special fire protection measures and planning before development occurs.

Fuel Break: A wide strip of land on which plants have been thinned, trimmed, or pruned, or have been changed to types which burn with lower intensity so that fires can be more easily extinguished.

Flood Plain: A plain bordering a river or stream subject to flooding. The flood plain is divided into two hazard areas:

- o **Floodway:** The portion of the flood plain that carries the deep and fast-moving water (usually defined as the area needed to contain a 100-year storm flow).
- o **Flood Fringe Area:** The remainder of the flood plain, subject to shallow, slow moving water.

Freeways: Roadways which primarily carry intercity and regional traffic via controlled access divided roads with grade separated interchanges and no access to adjacent properties.

Gas Scrubber Sludge: The liquid or slushy waste remaining after wet gas is put through a water or chemical wash to remove impurities and debris such as silt and clay. This waste can be considered hazardous because of sulphur and hydrocarbon content.

Goal: The ultimate purpose of an effort stated in a way that is general in nature.

Grazing Land: Lands on which the existing vegetation is suited to the grazing of livestock.

Greenbelt Agreement: A joint resolution between interested cities and/or the County to protect open space and agricultural lands and to reassure property owners located within these areas that lands will not be prematurely converted to agriculturally incompatible uses.

Ground Shaking Hazard Area: An area that can be expected to experience a ground shaking intensity during a maximum probable "design" earthquake.

Guidelines for Orderly Development: A policy document adopted by the County, cities and LAFCO. The intent of the Guidelines is to clarify the roles and responsibilities of the cities, the County and LAFCO regarding urban development within the Spheres of Influence of the various cities and Areas of Interest.

Habitable Building: A building suitable for living, sleeping, eating or cooking.

Hazardous Building: A substandard, unsafe or dangerous building as defined in the Uniform Code adopted by reference in the Ventura County Building Code.

Hazardous Facilities: Structures, as defined in the Uniform Building Code, for housing, supporting or containing sufficient quantities of toxic or explosive substances to be dangerous to the safety of the general public if released.

Hazardous Material: Any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include hazardous substances, hazardous waste, and any material which a handler or the administration agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. (California Health and Safety section 25501.K). Such material may be classified as poisons, corrosive chemicals, flammable material, explosives and oxidizers and reactive materials or substances when tested in accordance with the criteria in California Administrative Code, Title 22, Article 3, Section 66261.20-66261.24.

Hazardous Waste: Any waste or combination of wastes, which because of its quantity, concentration, physical or chemical, or infectious characteristics, (a) may either cause or significantly contribute to serious illness or death or an increase in serious irreversible or incapacitating reversible, illness (Hazardous Waste Control Act Section 25117), or (b) may pose a substantial present or potential threat to human health or the environment when improperly managed. These substances may be poisons, corrosive chemicals, flammable materials, explosives and oxidizers and reactive materials or substances when tested in accordance with the criteria in California Administrative Code, Title 22, Article 3, Section 66261.20-66261.24.

Hazardous Waste Site: The location where hazardous waste is handled, stored, treated or disposed.

High Fire Hazard Areas: Certain areas in the unincorporated territory of the County classified by the County Fire Protection District and defined as any areas within 500 feet of uncultivated brush, grass, or forest-covered land wherein authorized representatives of said District deem a potential fire hazard to exist due to the presence of such flammable material.

Historical Resources: The material and nonmaterial expressions of human adaptations which characterized the post-contact or historic period. These resources include historic event or activity sites, historic archaeological sites, standing architecture and other significant properties and documents and other sources of historical information, objects of material culture, and secondarily, the more nonmaterial cultural qualities such as folklore, social organization, and value systems which are associated with these properties.

Inactive Fault: See Fault.

Incident: Any occurrence which causes the use of emergency resources.

Individual Sewage Disposal System [ISDS]: See On Site Septic Systems.

LAFCO (Local Agency Formation Commission): A local agency composed of City, County and at-large representatives established by State Laws to review and approve city incorporations, special district formations, annexations to and

detachment from local agencies, and any boundary changes involving local governments. The LAFCO must also establish a sphere of influence for cities and special districts.

Landslide/Mudslide Hazard Area: An area with a high potential for landsliding, such as old landslide deposits, very steep slopes, areas within or adjacent to fault zones, areas with adverse geological formations which are susceptible to failure and areas where the availability of water influences the strength of a potential failure surface by adding to the weight and increased pressure of the unstable mass.

Lanes (a.k.a. Road Cross Section): The number of through traffic lanes exclusive of merging and acceleration/deceleration lanes.

Leachate: Is substances, particularly contaminants such as fertilizer residues, industrial chemicals and landfill wastes, that percolate through soil by the action of a liquid, such as water.

Level(s) of Service (LOS): The traffic condition of a road/intersection based on a six step hierarchy outlined as follows:

<u>LOS</u>	<u>Traffic Conditions</u>
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- | | |
|-----|--|
| "A" | Free uninterrupted low volume flow at high speeds with no restriction on maneuverability (lane changing) and with little or no delays. |
| "B" | Stable flow with some restrictions to operating speed occurring. |
| "C" | Stable flow but with speed and maneuverability restricted by higher traffic volumes. Satisfactory operating speed for urban locations with some delays at signals. |
| "D" | Approaching unstable flow with tolerable operating speeds subject to considerable and sudden variation, little freedom to maneuver and with major delays at signals. |
| "E" | Unstable flow with volume at or near capacity, lower operating speeds and major delays and stoppages. |
| "F" | Forced flow operation with low speeds and stoppages for long periods due to downstream congestion. Volumes below capacity. |

Liquefaction: A process by which water-saturated granular soils change from a solid to a liquid state, usually as a result of ground shaking.

Liquefaction Hazard Area: An area with a high potential for liquefaction; includes all alluvial deposits, particularly loose sandy soils and stream channel deposits, which have had water table levels within 15 feet of the ground surface at some time during the last fifty years.

Littoral Cell: A section of shoreline where the flow of sand begins at a major sediment source and terminates at a major sediment sink, such as a submarine canyon.

Locally Important Community: A plant or animal community which is considered by qualified biologists to be a quality example characteristic of or unique to the County or region.

Locally Important Species: A plant or animal species which is not an endangered, threatened or rare species, but which is considered by qualified biologists to be a quality example or unique species within the County or region. This term

includes any species which is under consideration for a designation of "endangered", "threatened" or "rare".

Local Park: Is a facility that provides recreation opportunities, including programmed activities and/or passive leisure facilities to serve the daily needs of a neighborhood or group of neighborhoods within an urban community.

Local Road Network: The road system in Ventura County consisting of the following roads:

- o County-maintained local roads.
- o City-maintained local roads.

Local Streets/Roads: Roads not depicted on the Public Facilities Map (Ventura County General Plan Goals, Policies and Programs - Figure 4). Most such roads are intended primarily to provide direct access to adjacent properties and do not convey substantial volumes of through traffic.

LOS: See Level(s) of Service.

Major Collectors: County or city thoroughfares that carry traffic between local streets/roads and arterials and have access to adjacent properties.

Mineral Resource Development: The exploration for or extraction of surface or subterranean compounds and materials; this includes oil and gas exploration and production, and the mining of metallic and nonmetallic minerals, sand, gravel and rock.

Mineral Resource Zones (MRZ's): The County's aggregate resources are classified by the State as one of several different mineral resource zone categories (MRZ-1, MRZ-2, MRZ-3, MRZ-3(a) and MRZ-4). These classifications are generally based upon the relative knowledge concerning the resource's presence and the quality of the material. The State-adopted definitions of each classification follow:

- o **MRZ-1:** Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This zone shall be applied where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that likelihood for occurrence of significant mineral deposits is nil or slight.
- o **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.
- o **MRZ-3:** Areas containing mineral deposits, the significance of which cannot be evaluated from available data.
- o **MRZ-3(a):** Areas, judged on the basis of the limited available geologic data and field work, to have higher potential as sources of aggregate material suitable for Portland cement concrete than other deposits classified MRZ-3.
- o **MRZ-4:** Areas where available information is inadequate for assignment to any other MRZ zone.

Mining: A form of mineral resource development involving the extraction and removal of more than 1,000 cubic yards of material from the same site, through such activities and uses as borrow areas, sand, gravel and rock quarries, etc. Mining does not include extraction and removal of material from construction sites or following floods, landslides or natural disasters where the land is being restored to its prior condition.

Minor Collectors: Roads which are similar to major collectors but do not function as thoroughfares (not shown on the Regional Road Network maps).

Noise Sensitive Use: Dwellings, schools, hospitals, nursing homes, churches and libraries.

Nonattainment Area: An area which is shown by monitorial data or which is calculated by air quality modeling to exceed any national ambient air quality standard.

Nonpoint Source Pollutants: Pollutants which wash off, run off, or seep from broad areas of land or water.

Notice of Hazards: A recorded notice filed with the County Recorder based upon a geologic and/or soil report, which identifies a known hazard located on a portion of the described property. This Notice of Hazard is recorded to protect potential buyers of real estate in areas of known natural hazards. Examples of natural hazards include: fault hazard, ground shaking, liquefaction, landslide/mudslide, subsidence, expansive soil, flood hazards and coastal wave hazards and erosion.

Off-Site Waste Treatment Facilities: Those facilities which accept wastes from outside their permit boundaries for treatment to change the physical, chemical or biological characteristics of the waste so as to render it less harmful to the quality of the waters of the State, safer to handle, easier to contain or manage, including use as a fuel, nutrient or soil amendment.

On-Site Septic Systems (Individual Sewage Disposal Systems [ISDS]): Those liquid waste systems which dispose of sewage generated by individual residences and businesses in unsewered areas. A conventional ISDS usually includes a septic tank and either a seepage pit or leach lines. Mound systems and subsurface sand filtration systems are two alternative ISDS which may be approved for use in areas where there are shallow soils over bedrock, high groundwater (either seasonal or permanent), or fractured bedrock. They are restricted for use only under specific conditions and guidelines in those areas of the County where community sewer systems are not available and on-site conditions preclude the use of conventional septic tank/soil absorption systems. Only domestic wastes (i.e., human waste from everyday living activities) can be discharged into a septic system.

On-Site Wastewater Treatment Facilities: Plants that treat liquid waste that is generated on the same project site where the plant is located, with both the plant and the project site under common ownership. These plants are sized to serve only the project site, and cannot serve uses off-site or under different ownership. See **Community Sewage Treatment Facilities**.

Open Space: Is any parcel or area of land or water which is essentially undeveloped for human use and devoted to an open-space use, such as the preservation of natural resources, managed production of resources, outdoor recreation, and preservation of public health and safety.

Paleontological Resources: The fossilized remains of ancient plants and animals.

Point Source Pollutants: Pollutants which enter the water from discernible, confined, and discrete conveyances (such as sewer pipes, culverts, tunnels, or other channels or conduits). These include seawater intrusion, agricultural erosion, septic tanks, and storm water runoff.

Policy: A specific statement guiding action and implying clear commitment.

Potentially Active Fault: See **Fault**.

Preservation: Use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

Primary Arterials: County or city thoroughfares (usually six or more lanes-divided) primarily for the purpose of the movement of through traffic with limited access to abutting property.

Prime Farmlands: A category of the Important Farmlands Inventory. Generally includes land with the best combination of physical and chemical characteristics for the production of crops. Prime farmlands are irrigated soils over 40 inches deep with a water holding capacity of four inches or more. They are generally well drained, free from frequent flooding, and have very slow sub-soil permeability or freezing soil temperature.

Program: A coordinated set of measures to carry out goals and policies.

Protected Resource: Is a mapped designation that appears on the Resource Protection Map and serves to identify areas of the County which contain resources identified in the Resources Chapter as needing special regulatory measures.

Rare Species: A species listed as Rare by the State. Generally any species that exists in such small numbers, or is so limited geographically, or that is unable to displace other species in competition, or is under protection or management programs, such that it may be endangered if its habitat was reduced or significantly altered.

Red Line Channels: Channels over which the Flood Control District exercises regulatory jurisdiction.

Regional Recreation Area: An extent of land which, by its unique natural character or unusual or extensive development, offers recreation opportunities that attract visitors from beyond the local vicinity without regard to physical, political or municipal boundaries.

Regional Road Network: The road system in Ventura County consisting of the following roads:

- o Federal highways
- o State highways
- o County thoroughfares
- o City thoroughfares

Regulatory Flood (Selected Flood): The magnitude of the flood selected by a governmental agency for planning purposes.

Release of Hazardous Material: Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment of a hazardous material.

Renewable Energy (Source): Energy sources which are not depleted by use and are available as natural flows of energy and materials in the environment, e.g. solar, wind, falling water, plant matter, and by-products of human activities.

Renewable Resources: Self-perpetuating types of resources; living or biotic resources. Also, resources that are in finite quantity but can be reused, such as air and water. Other renewable natural resources include: solar, wind, biomass, and water resources.

Reservoir: Any receptacle which contains or will contain the water impounded by a dam.

Resource Protection Map: The policy map of the Goals, Policies and Programs Resources Chapter (Figure 1), that delineates Mineral Resource Areas, Scenic Resource Areas and Scenic Highway Areas.

Road Cross Section: See Lanes.

Selected Flood: See Regulatory Flood.

Scenic Highway Area: The viewshed corridor one-half mile on both sides of a state or County designated scenic highway as shown on the Goals, Policies and Programs Resource Protection Map (Figure 1).

Scenic Resource Area: 1) Scenic resource areas are areas as may be identified by an area plan; and 2) The area encompassing lakes and the viewshed extending from the lakes to the highest ridgeline surrounding the lakes. The County lakes included are: Lake Casitas, Lake Matilija, Lake Piru, and Lake Sherwood. Scenic Resource Areas are depicted on the Resource Protection Map (Figure 1).

Scenic Route: A street, drive, road, highway, or freeway deemed scenic.

Secondary Arterials: County or city thoroughfares (usually four lanes-divided) that connect other arterials and major collectors for the purpose of through traffic with some access to commercial/industrial developments but generally restricted access to residential areas.

Seiche (saysh): A wave which oscillates in an enclosed or partially enclosed body of water.

Seiche Hazard Area: An area surrounding all of existing reservoirs and lakes up to an elevation of ten feet above the normal water level.

Service Level: See Levels of Service.

Sewage Treatment Facilities: Facilities which collect water used for domestic, commercial and industrial purposes, treat it to remove organic and inorganic waste materials, and discharge the treated effluent to the environment. (See Community Sewage Treatment Facilities and On-Site Wastewater Treatment Facilities).

Shoreline Protective Devices: Seawalls, revetments, breakwaters, and other such construction that alters shoreline processes.

Site: One or more lots planned and developed as a unit under one permit.

Soils Capability Classes: Classification of the suitability of soils are designated by Roman numerals I through VIII. The numerals include progressively greater limitations and narrower choices for practical use. The groups are made according to the limitations of soils when used for field crops, the risk of damage when they are used, and the way they respond to treatment.

- o **Class I Soils:** Have few limitations that restrict their use.
- o **Class II Soils:** Have some limitations that reduce the choice of plants or require moderate conservation practices.

Solid Waste Disposal Sites: Are those facilities for the final deposition of wastes onto land. Wastes are categorized into four general types: Class I (Hazardous), Class II (Designated Wastes), Class III (Municipal) and inert waste.

Special Occupancy Structure: A category of structures as defined in the Uniform Building Code. They are:

- o Covered structures whose primary occupancy is public assembly with a capacity of more than 300 persons.
- o Buildings for schools through secondary or day-care center with a capacity of more than 250 students.
- o Buildings for colleges or adult education schools with a capacity for more than 500 students.
- o Medical facilities with 50 or more resident incapacitated patients; but not including hospitals and other medical facilities having surgery and emergency treatment areas, which are Essential Facilities.

- o Structures and equipment in power generating stations and other public utility facilities that are not identified as Essential Facilities, and required for continued operation.
- o Jails and detention facilities.
- o All structures with an occupancy of more than 5,000 persons.

(See Essential Facilities)

State Highway: A numbered state route.

Subsidence: Any settling or sinking of the ground surface arising from surface or subsurface causes.

Surface Mining and Reclamation Act of 1975 (SMARA): The State Legislature in 1975 enacted this act to ensure the proper reclamation of surface mining operations and to safeguard access to mineral resources of regional and statewide significance in the face of competing land uses and urban expansion.

Tank Bottoms: Clay and other solids that separate out of well fluid components. These solids contain mineral salts, organic compounds, and a fraction of dense, oil-based compounds.

Thoroughfare: A road that is either a primary arterial, a secondary arterial or a major collector and is depicted on the Public Facilities Map (Ventura County General Plan Goals, Policies and Program - Figure 4).

Threatened Species: A species listed as Threatened by the State or U.S. Fish and Wildlife Services. Generally, any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Tsunami (tsoo naa' me): A traveling ocean wave of extremely long length and period, generated by disturbances associated with earthquakes, volcanoes or major submarine landslides.

Unique Biological Resources: A biotic resource whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual associations with other species.

Unique Farmlands: A category of the Important Farmlands Inventory. Generally includes lands of lesser quality soils used for the production of the State's leading agricultural cash crops. It has the special combination of soil quality, location, growing, season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods.

Viewshed: The area within view from a defined observation point.

Waste Site: The location where waste is stored, collected, processed, reused, converted or disposed.

Waste Transfer Stations: Those facilities utilized to receive wastes from outside their permit boundaries to temporarily store and/or separate wastes, or transfer the solid wastes directly from smaller to larger vehicles for transport.

Water Reclamation: The recycling or reuse of either treatment plant effluent (wastewater) or industrial process water.

Wetland Habitats: Plant communities which are associated with wetlands.

Wetlands: Lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is periodically covered with shallow water. The frequency of occurrence of water is sufficient to support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction.

Wetlands include marshes, bogs, sloughs, vernal pools, wet meadows, river and stream overflows, mudflats, ponds, springs and seeps.

Wildlife (Migration) Corridor: Linear spaces that connect the various areas of an animal's habitat, and serve as links between feeding, watering, resting and breeding places. These corridors are especially important to larger, wider-ranging animal species.

Williamson Act: A California Statute which allows local government to enter into long-term contracts with agricultural landowners by lowering property taxes as an incentive to continue agricultural use of the land. Also known as the California Land Conservation Act of 1965.

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